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WARRANTY DEED Form 1061 Published by Tennessee Title Company

For and in consideration of the sum of $ Nine Thousand Seventy and 66/100- - - - - - - -
- - - - - - - - - - - - - - -($9,070.66)- - - - - - - - - - - - - - - - DOLLARS
of which $1200.00 has been paid in cash by Clarice M. Bowman and Willie D. Bowman receipt of which is hereby acknowledged, and for the remainder the said Bowmans have assumed and agree to pay an indebtedness in the sum of $7870.66 owing to First Federal Savings and Loan Association of Nashville. Said indebtedness being the balance owing on a mortgage note originally in the sum of $8,500.00, which said note is secured by a deed of trust recorded in Book 1458, page 323, Register's Office for Davidson County, Tennessee, we We, Luke E. Harvey and wife, Mary Belle Harvey

have bargained and sold, and by these presents do transfer and convey unto the said
* * * * * * * * * CLARICE M. BOWMAN AND WILLIE D. BOWMAN * * * * * * * * * * * * * * * *
But, upon the death of either, to the survivor of them
~~his~~ her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southerly half of Lots Nos. 26 and 27, on the Map of Richardson Place, as of record in Book 547, page 135, Register's Office for said County.
Said parts of said Lots Nos. 26 and 27 front 78-1/2 feet on the westerly side of a 24-foot Avenue, now known as Oak Hill Drive, and run back between parallel lines 117.2 feet more or less to the easterly line of Lot No. 28 of said Subdivision.
Being the same property conveyed to Luke E. Harvey and wife, Mary Belle Harvey, by deed from B.S. Oehmig and wife, of record in Book 1453, page 543, said Register's Office.

This conveyance is subject to all restrictive covenants, easements and set-back lines as are applicable to the property above described.

In addition to the above conveyance the grantors herein hereby transfer to the grantees herein all funds held in escrow account for the payment of taxes and insurance premiums. Said escrow account being in the hands of First Federal Savings and Loan Association of Nashville, in connection with the above mentioned deed of trust.

The grantees shall held said property jointly during their joint lives; and, upon the death of either, the survivor, as between said grantees, shall become vested in fee simple title to said realty, provided, however, grantees may convey said property by joint deed at any time.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clarice M. Bowman and Willie D. Bowman, but upon the death of either to the survivor of them, ~~their~~ her heirs and assigns, forever.

And we do covenant with the said Clarice M. Bowman and Willie D. Bowman
that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. Except as above stated and taxes for 1949 which grantees have expressly assumed.
And We, Luke E. Harvey and wife, Mary Belle Harvey
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clarice M. Bowman and Willie D. Bowman, but, upon the death of either, to the survivor of them, ~~their~~ her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 3 day of May, 194 9.

Luke E. Harvey
Mary Belle Harvey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joe W. Rives, a Notary Public in and for said County and State, the within named Luke E. Harvey and wife, Mary Belle Harvey
the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of May, 1949.

Commission expires July 9th, 1951.

Notary Public

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