1731

WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 6500.00

SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

cash in hand paid by John A. Rogers and wife, Maggie S. Rogers, the receipt of which is hereby acknowledged,

Sterling Homes, Inc., a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto the said John A. Rogers and wife, Maggie S. Rogers, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 23 on the Map of Sterling Heights, Section 2, as of record in Book 1424, page 104, Register's Office for said County.

Said Lot No. 23 fronts 67 feet on the south side of Jay Street and runs back between lines, 150.97 feet on the west line and 150.48 feet on the east line to a dead line in the rear on which it measures 67 feet.

Being part of the property conveyed to Sterling Homes, Inc., by two deeds from Marvin K. Barry and wife, of record in Book 1711, page 19, and in Book 1718, page 235, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1725, page 21, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John A. Rogers and wife, Maggie S. Rogers, their heirs and assigns, forever.

And Sterling Homes, Inc., does covenant with the said John A. Rogers and wife, Maggie S. Rogers, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

And Sterling Homes, Inc., does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said John A. Rogers and wife, Maggie S. Rogers, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Sterling Homes, Inc., has caused this instrument to be executed by its duly authorized officers on this the first day of August, 1949.

ATTEST: STERLING HOMES, INC.

By: John T. Dugger Jr. Secretary

By: J. T. Dugger Sr. President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ________, a Notary Public in and for said County and State, the within named ________

the bargainor___, with whom I am personally acquainted, and who acknowledged that ________ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ________, Tennessee, this ____ day of ________, 194__.

Commission expires ________ Notary Public

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