1733

WARRANTY DEED | Form 1002 | Published by Tennessee Title Company

For and in consideration of the sum of $ Four Thousand Nine Hundred and 68/100- -($4,900.68)- - - - - - - - - - - - - - **DOLLARS**
of which One Hundred Fifty and No/100-($150.00)-Dollars has been paid in cash by Albert F. Merritt and wife, Emma Lou Merritt, receipt of which is hereby acknowledged, and for the remainder the said Albert F. Merritt and wife have assumed and agree to pay an indebedness in the sum of $4,750.68, of which $4,519.14 is owing to First Federal Savings and Loan Association of Nashville, and is secured by a deed of trust recorded in Book 1375, p age 208, Register's Office for Davidson County, Tennessee. The balance of $231.54 is owing to Commercial Credit Corporation, and is payable in monthly installments of $15.46 each.

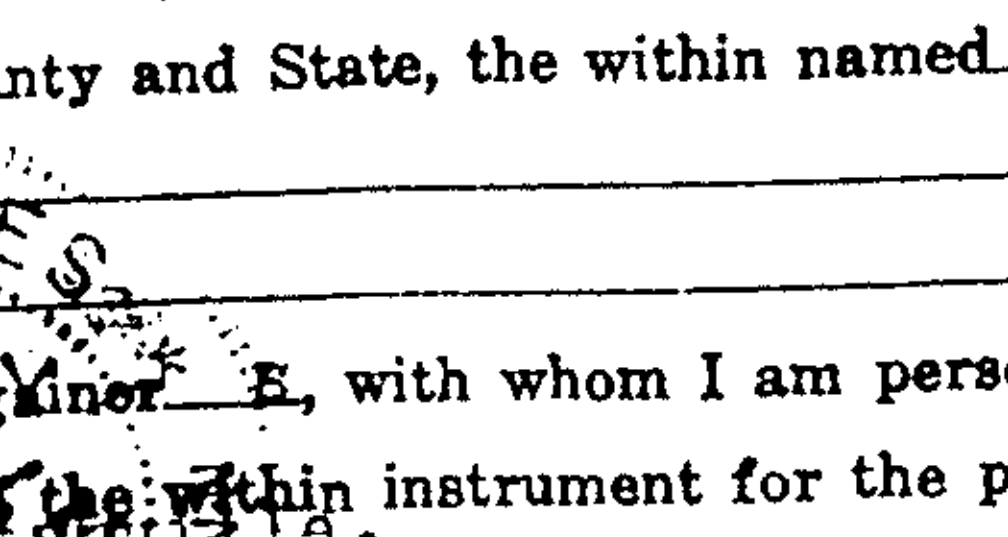
We, Thomas Jefferson Clark and wife, Mildred H. Beasley Clark

have bargained and sold, and by these presents do transfer and convey unto the said
* * * * * * * * * * *ALBERT F. MERRITT AND WIFE, EMMA LOU MERRITT* * * * * * * * * * *
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. 20 on the Map of the Division Of Land of Mary R. Brown, as of record in Book 314, pages 540 and 541, Register's Office for said County.
Said Lot No. 20 fronts 50 feet on the northeasterly side of Whites Creek Pike and runs back between lines, 93 feet on the northwesterly line and 140.5 feet on the southeasterly line, to an alley on which it measures 75.6 feet.
Being the same property conveyed to Thomas Jefferson Clark by deed from Charles Spurgeon Brown and wife, of record in Book 1422, page 682, Register's Office for Davidson County, Tennessee.
In addition to the above conveyance the grantors herein hereby transfer to the grantees herein all funds held in escrow 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.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Albert F. Merritt and wife, Emma Lou Merritt their **heirs and assigns, forever.**

And we **do covenant with the said** Albert F. Merritt and wife, Emma Lou Merritt **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 the grantees have expressly assumed.
And We, Thomas Jefferson Clark and wife, Mildred H. Beasley Clark
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Albert F. Merritt and wife, Emma Lou Merritt
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 20 **day of** August, **194**9.



Thomas Jefferson Clark
Mildred H. Beasley Clark

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** Thomas Jefferson Clark and wife, Mildred H. Beasley Clark

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** 20 **day of** August, **194**9.

Commission expires July 24th, 1951.
Notary Public

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