1733

71719

WARRANTY DEED

FROM
Vaughn A. Jupe, et. ux.

TO
Mrs. Izella C. McPherson.

The Guaranty Title Co.
Titles Guaranteed
—
Abstracts of Titles
—
225 Third Ave., North
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record 22 day of AUG 1949 at 12:34 o'clock P. M.
Noted in Book 710 Page 214
Recorded in Book ..... Page .....
Recording Fee $1.50
FELIX Z. WILSON, Register
By ..... Dpt. Reg.

FORM 103 KEITH & PARKES CO., NASHVILLE

WARRANTY DEED — J. R. WEST FORM — THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of Seventy Three Hundred - - - - - - - - - - ($7300.00) - - - - - - - - - - - - DOLLARS of which the sum of $3496.34 has been paid in cash, the receipt of which is hereby acknowledged, and the assumption of $3803.66 which is the unpaid balance of a note of $4500.00 held by the Midland Mutual Life Insurance Co., and is secured by deed of trust executed by Vaughn A. Jupe and wife, to John C. Harlow and Louis Leftwich, Jr. Trustees, of record in Book 1310, Page 184, ~~XXXX~~ Register's Office, Davidson County, Tennessee.
Said note is payable $34.43 monthly which includes principal and interest at 4½ per cent per annum, however the taxes and insurance are payable monthly making the present payments $46.50 monthly, which includes principal, interest, taxes and insurance.
The balance of said note is now $3803.66 which is assumed by the purchaser of the following described property, and the payments are made at the office of Folk-Jordan Company, Nashville, Tennessee,

we, Vaughn A. Jupe and wife, Bernice A. Jupe have bargained and sold, and by these presents do transfer and convey unto the said Izella C. McPherson, a widow 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 ½ of Lot No. 101 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Home place, as of record in Book 421, page 7, Register's Office for said County.
Said part of said lot fronts 45 feet on the westerly side of 24th. Avenue South and runs back between parallel lines 165 feet to an alley. Being the same property conveyed to Vaughn A. Jupe and wife, Bernice A. Jupe by deed from James F. Jenkins and wife, of record in Book 808, Page 87, said Register's Office.

Subject to an agreement of record in Book 1333, Page 460, said Register's Office, between the owners of said southerly one half of lot 101, and the northerly one half of same that the garage located on the joint line between said lots shall be considered a joint garage, one-half for the use and benefit of the owners of each part of the lot and said parties would share the driveway on the same basis, which driveway shall be known as a joint one.

603