K 1763

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 Roy R. Appleton and wife, Marie D. Appleton, the receipt of which is hereby acknowledged,

Sterling Homes, Inc., a Tennessee corporation, has ~~bargained~~ bargained and sold, and by these presents do/transfer and convey unto the said Roy R. Appleton and wife, Marie D. Appleton, 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. 59 on the Map of Sterling Heights, Section Three, of record in Book 1424, page 113, Register's Office for said County, as follows:

Beginning at a point in the east margin of Pickell Drive at the common corners of Lots Nos. 59 and 60; thence along said Drive northerly 60 feet to a concrete monument at the beginning of a curve; thence around said cruve in a northeasterly direction 31.42 feet to a concrete monument in the south margin of Peachtree Street; thence easterly along said Street, 139.8 feet to a concrete monument; thence southerly along the rear line of said lot 80 feet to the common corners of Lots Nos. 59 and 60; thence with the line between said lots, westerly 159.1 feet to the beginning.

Being part of the property conveyed to Sterling Homes, Inc., by deed from Marvin K. Barry and wife, of record in Book 1729, page 85, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 1728, page 541, 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 Roy R. Appleton and wife, Marie D. Appleton, their heirs and assigns, forever.

And Sterling Homes, Inc., does ~~xx~~ covenant with the said Roy R. Appleton and wife, Marie D. Appleton, that it is lawfully seized and possessed of said land in fee simple; ~~has~~ has a good right to convey it. and the same is unencumbered.

And Sterling Homes, Inc., does do further covenant and bind itself, its/successors ~~xxxx~~ and representatives, to warrant and forever defend the title to the said land to the said Roy R. Appleton and wife, Marie D. Appleton, 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 ~~Witness~~ ~~hand~~ ~~this~~ ~~day of~~ ~~xxxxx~~ by its duly authorized officers on this the first day of October, 1949.

ATTEST: STERLING HOMES, INC.

By: John T. Huggins Secretary By: J. T. Huggins 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 _____, 19____.

Commission expires _____ _____ Notary Public

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