K 1780

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 575.00

**Five Hundred & Seventy Five ** DOLLARS

Cash in hand paid by Howard K. Howard and wife Thelma Sturdivant Howard, the receipt of which is hereby acknowledged and for the balance the purchasers assume and agree to pay the unpaid balance of loan executed by Richland Homes Inc., to Herschel Greer, Trustee of record in Book 1520, page 33, R. O. D. C. to secure Guaranty Mortg. Co. Memphis, Tenn. By Instrument of record in Book 1544, page 7, said debt was assigned to the Prudential Insurance Co., of America, Register's Office Davidson County, Tennessee.

I, Katherine Short Gates Shaner, have bargained and sold, and by these presents do transfer and convey unto the said Howard K. Howard and wife Thelma Sturdivant Howard, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 20 of Block "E" on the Map of Crolywood Subdivision, Section Two, as of record in Book 1130, page 100, Register's Office for said County.
Said Lot No. 20 fronts 60 feet on the south side of Alamo Place and runs back between parallel lines 150 feet to a dead line.
Being the same property conveyed to Katerine Short Gates, now Shaner by deed from Walter M. Law and wife, D. Josephine Law, of record in Book 1554, page 591, said Register's Office.

Restrictive covenants and easement of record in Book 1429, page 76, said Register's office.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard K. Howard and wife Thelma Sturdivant Howard their heirs and assigns, forever.

And I do covenant with the said Howard K. Howard and wife Thelma Sturdivant Howard that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered, except as appears of record.

And I, Katherine Short Gates Shaner, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Howard K. Howard and wife Thelma Sturdivant Howard, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand 1 this 29th day of November, 1949

Katherine Short Gates Shaner

STATE OF ~~TENNESSEE~~ ARKANSAS
~~Davidson County~~
Pulaski County

Personally appeared before me, W. J. Lackner, a Notary Public in and for said County and State, the within named Katherine Short Gates Shaner

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Little Rock, Arkansas, ~~Tennessee~~, this 29th day of November, 1949.

NOTARY PUBLIC
PULASKI COUNTY, ARK.

Commission expires September 20, 1953

W. J. Lackner
Notary Public

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