K 1780

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 7,323.21
----SEVEN THOUSAND, THREE HUNDRED & TWENTY-THREE & 21/100------ DOLLARS

of which $750.00 has been paid in cash by S. W. Hall and wife, Nina N. Hall, the receipt of which is hereby acknowledged and for the balance, assume and agree to pay a deed of trust executed by EastlandHomes, Inc. to Marvin K. Barry, Trustee, of record in Bk. 1455, page 365, to secure to Central Mortgage Co., a note dated Feb. 1, 1947, for $6,400.00, with interest at 4% per annum, both principal and interest payable $33.79 monthly, beginning March 1, 1947, final payment Feb. 1, 1972, which has been paid down to a balance of $5952.33, and a deed of trust executed by Benjamin William Greenway and wife, to Marvin K. Barry, Trustee, of record in Book 1457, page 25, to secure to Central Mortgage Company, a note dated Feb. 1, 1947, for $700.00, with interest at 4% per annum, both principal and interest payable $3.70 monthly, beginning March 1, 1947, final payment February 1, 1972, which has been paid down to a balance of $620.88.

Restrictions of record in Bk. 1357, page 677, apply to the below described property.

We, Bob F. Smith and wife, Margie Batts Smith have bargained and sold, and by these presents do transfer and convey unto the said S. W. Hall and wife, Nina N. Hall 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 Victory Heights Subdivision, as of record in Bk. 1130, page 97, Register's Office for said County, and described as follows: Beginning at a point in the southerly margin of Chickasaw Ave., the common corner of Lots Nos. 59 and 60; thence with the line between said lots, southerly 159.5 feet to a point, the common corner of said lots and of Lots Nos. 93 and 94; thence with the line between Lots Nos. 29 and 94, easterly 60 feet to the westerly margin of Montgomery Avenue; thence with the margin of said Avenue, northerly 134.5 feet to a concrete monument in the margin of same, at the beginning of a curve into Chickasaw Ave., thence around said curve, northwesterly 39.08 feet to another concrete monument in the margin of Chickasaw Ave; thence with the southerly margin of Chickasaw Ave., westerly 35 feet to the point of beginning. Being the same property conveyed to Bob F. Smith and wife, Margie Batts Smith, by deed from Benjamin William Greenway and wife, of record in book 1539, Page 377, 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 S. W. Hall and wife, Nina N. Hall their heirs and assigns, forever.

And we do covenant with the said S. W. Hall and wife, Nina N. Hall 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 herein stated and taxes for 1949.

And we, Bob F. Smith and wife, Margie Batts Smith do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said S. W. Hall and wife, Nina N. Hall their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5 day of December, 194 9

× Bob F. Smith

× Margie Batts Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James P. Wilson, a Notary Public in and for said County and State, the within named Bob F. Smith and wife, Margie Batts Smith 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 5th day of Dec. 194 9

My Commission expires July 6, 1950

James P. Wilson
Notary Public

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