WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ ($5.00)

- - - - - - - - Five & No/100- DOLLARS

cash in hand paid by Martin P. Cassidy and wife, Ethel M. Cassidy, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

B. & S. Homes, a Tennessee Corporation,

have bargained and sold, and by these presents do transfer and convey unto the said Martin P. Cassidy and wife, Ethel M. Cassidy,

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 a part of the S. W. Berger Home Place, shown on the Map of Myrtlewood Subdivision, being Bransford Realty Company's Subdivision of part of said Berger Home Place, as of record in Book 547, page 106, Register's Office for said County, and being known as Lot No. 1 on the Map of R. K. Smith's Subdivision of said property and shown on a copy of a plat which is of record in connection with a sewer line easement plan in Book 1730, page 6, Register's Office for said County.
Said Lot No. 1 fronts 60 feet on the easterly side of Leonard Avenue and runs back between parallel lines 150 feet to a dead line.
Being part of the property conveyed to B. & S. Homes, Inc., by deed from R. K. Smith et al, of record in Book 1713, page 343, said Register's Office.
The above described property is subject to the following:
An easement for an 8 inch sewer line crossing a part of the rear of the lot as shown by an Easement Agreement of record in Book 1730, page 6, 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 Martin P. Cassidy and wife, Ethel M. Cassidy, their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Martin P. Cassidy and wife, Ethel M. Cassidy, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.
Taxes for the year 1949 have been pro rated and paid in full.
And B. & S. Homes, Incorporated, do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Martin P. Cassidy and wife, Ethel M. Cassidy, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness its hand this 1st day of December, 194 9.

B. & S. Homes, Incorporated,
By Rich Bishop President
R. K. Smith Secretary

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 _____, 194__.

Commission expires _____

_____
Notary Public