1813

**WARRANTY DEED** Form 1002 **Published by Tennessee Title Company**

**For and in consideration of the sum of $** 10.00 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - **DOLLARS**

Ten and no/100 - - - - - - - - - - - - - - - - - - - - - - - - Samuel O. Tyce and wife, Mildred Hall Tyce, and other good and
Cash in hand paid by Samuel O. Tyce and wife, Mildred Hall Tyce, and other good and
valuable considerations, the receipt of which is hereby acknowledged;
AND THE SAID SAMUEL O. TYCE AND WIFE, MILDRED HALL TYCE, hereby assume and agree to pay
One Thousand Three Hundred Ninety Eight and 89/100 Dollars ($1,398.89), which is the
present principal balance of a first mortgage secured by deed of trust executed by Carl
A. Seals, Sr., and wife, to Louis Leftwich, Jr., Trustee, of record in Book 1550, page
353, to secure Fidelity Federal Savings & Loan Association one note, dated November 17,
1947, for $2,000.00, with interest at 6% per annum, both principal and interest payable
$28.20 monthly.

We, Carl A. Seals, Sr., and wife, Ida Mai Seals,

**have bargained and sold, and by these presents do transfer and convey unto the said**
Samuel O. Tyce and wife, Mildred Hall Tyce,
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. 28 of Block 27 on the Map of Subdivision of Plummer Place and part of Blocks Nos. 3, 8, 13, 18 and 23 in Charlotte Park Company's Second Addition as of record in Book 161, page 39, Register's Office for said County.

Said Lot No. 28 fronts 50 feet on the westerly side of 38th Avenue North, formerly Center Street, and runs back between parallel lines 152 feet, more or less to an alley.

Being the same property conveyed to Carl A. Seals, Sr., and wife, Ida Mai Seals, by deed from William Otto Costello and wife, of record in Book 1466, page 97, said Register's Office.

In a deed dated March 30, 1925, from Erma Pengram to H. C. Spann of record in Book 670, page 488, it recites that the well located on this lot shall be for the joint use and benefit of the owners of this lot and of Lot No. 29; together with the right of ingress and egress from said well to Lot No. 29,& this conveyance is made subject to this right.

**To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said** Samuel O. Tyce and wife, Mildred Hall Tyce, their **heirs and assigns, forever.**

**And** We **do covenant with the said** Samuel O. Tyce and wife, Mildred Hall Tyce, **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 & 1950 taxes which have been prorated and are assumed by the grantees herein.

**And** We, Carl A. Seals, Sr. and wife, Ida Mai Seals, **do further covenant and bind** Ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Samuel O. Tyce and wife, Mildred Hall Tyce, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

**Witness** our **hand**s **this** 4th **day of** April, **19**50.

Carl A. Seals Sr.
Carl A. Seals, Sr.

Ida Mai Seals
Ida Mai Seals

**STATE OF TENNESSEE**
**Davidson County**

**Personally appeared before me,** P. B. Gilbert, **a Notary Public in and for said County and State, the within named** Carl A. Seals, Sr. and wife, Ida Mai Seals,

**the bargainors, 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** Chattanooga, **Tennessee, this** 7th **day of** April, **19**50

**Commission expires** July 1, 1951 [illegible]

P. B. Gilbert
**Notary Public**

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