K 1815

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ TEN THOUSAND FIVE HUNDRED & NO/100- ($10,500.00) - - - - - - - - - - - - - - DOLLARS

paid and to be paid by Earl J. Wrenn and wife, Emma Murphree Wrenn as follows: $2492.36 cash in hand, the receipt of which is hereby acknowledged and further the said Earl J. Wrenn and wife, Emma Murphree Wrenn assumes and agrees to pay $8007.64, which is the balance of the principal of an original indebtedness executed by William H. Barber and wife, to Marvin K. Barry, Trustee, of record in Book 1421, page 26, to secure Central Trust Company a note, for $9,000.00, dated September 3, 1946, payable in 300 monthly installments of $47.51 each, beginning October 1, 1946, with interest at 4% per annum. This deed of trust also secures future advances.
We, Frank O. Austin and wife, Lorraine E. Austin

have bargained and sold, and by these presents do transfer and convey unto the said Earl J. Wrenn and wife, Emma Murphree Wrenn 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. 10, Section One, King's Subdivision, of record in Book 1130, page 94, Register's Office for said County.
Said Lot No. 10 fronts 70 feet on the northerly side of Richmond Drive and runs back between parallel lines 225 feet to a dead line.
Being the same property conveyed to Frank O. Austin and wife, Lorraine E. Austin, by deed from Hiram Hunter and wife, of record in Book 1560, page 35, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1373, page 305 and in Book 1130, page 94, said Register's Office.

The grantors herein hereby transfer to the grantees herein all sums held in escrow for the future payment of taxes and insurance premiums in connection with above mentioned deed of trust.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Earl J. Wrenn and wife, Emma Murphree Wrenn their heirs and assigns, forever.

And we do covenant with the said Earl J. Wrenn and wife, Emma Murphree Wrenn 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.

And we, Frank O. Austin and wife, Lorraine E. Austin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Earl J. Wrenn and wife, Emma Murphree Wrenn their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd day of April, 19 50.

Frank O. Austin

Lorraine E. Austin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Frank O. Austin and wife, Lorraine E. Austin 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 Nashville, Tennessee, this 22 day of April, 19 50.

Commission expires Jan 20, 1952

James C Pickett
Notary Public

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