K 1853

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 11,254.76 . . . . . .

ELEVEN THOUSAND TWO HUNDRED FIFTY-FOUR AND 76/100THS. . . . . DOLLARS

paid, and to be paid, by AVALYN C. PERRY as follows:

ONE THOUSAND ONE HUNDRED TWENTY-FIVE AND NO/100THS ($1,125.00) Dollars cash, the receipt of which is hereby acknowledged;
and,
for TEN THOUSAND ONE HUNDRED TWENTY-NINE AND 76/100THS ($10,129.76) Dollars, the said AVALYN C. PERRY hereby assumes and agrees to pay the principal sum of TEN THOUSAND ONE HUNDRED TWENTY-NINE AND 76/100THS ($10,129.76) Dollars, representing the balance of a note in the original amount of TEN THOUSAND SIX HUNDRED AND NO/100THS ($10,600.00) Dollars, secured by deed of trust to Herschel Greer, Trustee, of record in Book 1624, page 15, Register's Office for Davidson County, Tennessee, which same debt, by instrument of record in Book 1665, page 615, Register's Office for said County, was assigned to The Prudential Insurance Company of America,
and,
I, FANNIE MAE HURST, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said AVALYN C. PERRY,

her 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. 58 on the Map of Rolling Acres No. Two, Section One, as of record in Book 1424, page 45, Register's Office for said County.
Said Lot No. 58 fronts 65 feet on the south side of Tillman Street and runs back between lines, 158.9 feet on the west line and 152.8 feet on the east line, to a dead line in the rear on which it measures 65.27 feet.
Being the same property conveyed to Fannie Mae Hurst by deed from Rolling Acres, Inc., of record in Book 1728, page 433, Register's Office for Davidson County, Tennessee.

Above property conveyed subject to restrictions in Book 1541, page 101, and in Book 1627, page 281, Register's Office for said County; the plan, of record in Book 1424, page 45, shows an Owner's Certificate, a 30-foot setback line from Tillman Street and a 10-foot easement along the rear of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said AVALYN C. PERRY, her heirs and assigns, forever.

And I do covenant with the said AVALYN C. PERRY 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 hereinbefore set out; and taxes for 1950 to be paid by purchaser, same having been prorated.
And I, FANNIE MAE HURST, a widow,
do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said AVALYN C. PERRY, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 20th day of June, 1950.

Mae Clark

Mrs Fannie mae Hurst
FANNIE MAE HURST

GEORGIA
STATE OF ~~TENNESSEE~~
~~Davidson~~ County

Personally appeared before me, Edna K Warren, a Notary Public in and for said County and State, the within named FANNIE MAE HURST, a widow,

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 Atlanta, Georgia, ~~Tennessee~~, this 20th day of June, 1950.

Commission ~~expires~~

Edna K Warren
Notary Public

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