K 1855

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00 -

FIVE AND NO/100 - DOLLARS

cash in hand paid, and other valuable considerations, the receipt of which are hereby acknowledged, and the assumption by the Grantees herein of the balance of an indebtedness in the amount of FIVE THOUSAND NINE HUNDRED ELEVEN AND 97/100 DOLLARS ($5911.97) secured by a Deed of Trust on the property herein conveyed executed by Ralph W. Green, Jr., and wife, to Marvin K. Barry, Trustee, of record in Book 1773, page 463, Register's Office for Davidson County, Tennessee, to secure Commerce Union Bank, one note dated November 1, 1949, for $6000.00 with interest at 4½% per annum, both principal and interest payable $33.36 monthly, beginning December 1, 1949, balance November 1, 1974, and the further assumption by the Grantees herein of the balance of an indebtedness in the amount of SIX HUNDRED SIXTY ONE AND 50/100 DOLLARS ($661.50) secured by a Deed of Trust executed by Ralph W. Green, Jr., and wife, to Marvin K. Barry, Trustee, of record in Book 1173, page 475, said Register's Office to secure Commerce Union Bank, one note dated November 1, 1949, for $700.00 and future advances, with interest at 4% per annum, both principal and interest payable $7.09 monthly, beginning December 1, 1949, balance November 1, 1959.

We, Ralph W. Green, Jr., and wife, Eileen F. Green have bargained and sold, and by these presents do transfer and convey unto the said Charles B. Ferrell and wife, Louise B. Ferrell, 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. 89 on the Map of Sterling Heights, Section Three, as of record in Book 1424, page 113, Register's Office for said County.
Said Lot No. 89 fronts 75 feet on the south side of Peachtree Street and runs back between lines 161.4 feet on the east line and 161.6 feet on the west line to a dead line in the rear on which it measures 75 feet.
Being the same property conveyed to Ralph W. Green, Jr., and wife, Eileen F. Green, by deed from Sterling Homes Inc., of record in Book 1763, Page 379, said Register's Office.

This conveyeance is made subject to restrictions of record in Book 1728, page 541, 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 Charles B. Ferrell and wife, Louise B. Ferrell, their heirs and assigns, forever.

And we do covenant with the said Charles B. Ferrell and wife, Louise B. Ferrell 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 noted above.

And we, Ralph W. Green, Jr., and wife Eileen F. Green do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles B. Ferrell and wife, Louise B. Ferrell their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15 day of July, 19 50.

Ralph W. Green Jr.
Eileen F. Green

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J.P. Stallworth, Jr., a Notary Public in and for said County and State, the within named Ralph W. Green, Jr., and wife, Eileen F. Green

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 15 day of July, 19 50.

Commission expires January 12, 1952

J.P. Stallworth Jr
Notary Public

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