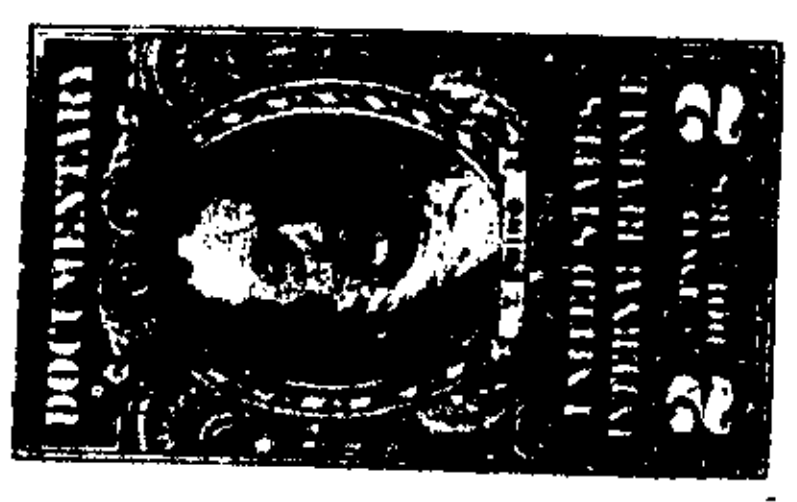
WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00) -

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cash in hand paid by Charles Raymond King and wife, Peggy Sanders King, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for the further consideration of the assumption by the said Charles Raymond King and wife, Peggy Sanders King, of an indebtedness in the amount of $5650.00 due Central Mortgage Co., as evidenced by a deed of trust executed by Monarch Homes, Inc., to Marvin K. Barry, Trustee of record in Book 1866, page 339, Register's Office for Davidson County, Tennessee,

Monarch Homes, Inc., a Tennessee corporation organized and existing under the laws of the State of Tennessee




has ~~xxxx~~ bargained and sold, and by these presents do transfer and convey unto the said Charles Raymond King and wife, Peggy Sanders King, 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. 4 on the Map of Mashburn Heights, as of record in Book 1835, page 1, Register's Office for said County.

Said Lot No. 4 fronts 63.3 feet on the southerly side of Live Oak Road and runs back between lines, 138 feet on the easterly line and 187 feet on the westerly line to a dead line in the rear, which is a broken line, on which it measures 133.6 feet.

Being part of the property conveyed to Monarch Homes, Inc., by deed from Homesites, Inc., of record in Book 1812, page 163, said Register's Office.

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property.

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 Raymond King and wife, Peggy Sanders King, their heirs and assigns, forever.

And Monarch Homes, Inc. does ~~do~~ covenant with the said Charles Raymond King and wife, Peggy Sanders King 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. except as hereinabove referred to.

And Monarch Homes, Inc. does ~~do~~ further covenant and bind itself, it's successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Charles Raymond King and wife, Peggy Sanders King their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, MASHBURN HOMES, INC. has caused this instrument to be executed by its duly authorized officers on this the 25th day of July, 1950.

MONARCH HOMES, INC.

Attest: J. E. Richmond
J. E. Richmond, Sec.

By J. W. Richmond
J. W. Richmond, Pres.

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 ________, 19____.

Commission expires ________ ________ Notary Public