K 1875

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 GRANTEE HEREIN OF THE BALANCE OF AN INDEBTEDNESS IN THE AMOUNT OF FIVE THOUSAND NINE HUNDRED SEVENTY EIGHT AND 24/100 DOLLARS ($5978.24) SECURED BY A DEED OF TRUST EXECUTED BY FRANCIS M. VANHOOK AND WIFE, TO MARVIN K. BARRY, TRUSTEE, OF RECORD IN BOOK _____, PAGE _____, TO SECURE COMMERCE UNION BANK, ONE NOTE FOR $6,000.00, WITH INTEREST AT 4½% PER ANNUM; AND THE FURTHER ASSUMPTION BY THE GRANTEE HEREIN OF THE BALANCE OF AN INDEBTEDNESS IN THE AMOUNT OF SIX HUNDRED SIXTY SIX AND 37/100 DOLLARS ($666.37) SECURED BY A DEED OF TRUST EXECUTED BY FRANCIS M. VAN HOOK AND WIFE, TOE MARVIN K. BARRY, TRUSTEE, OF RECORD IN BOOK _____, PAGE _____, TO SECURE COMMERCE UNION BANK, ONE NOTE, FOR $700.00, AND FURTHER ADVANCES, WITH INTEREST AT 4% PER ANNUM.

HELEN D. ALLEN - - - - - - - - - -

~~have~~ HAS bargained and sold, and by these presents do transfer and convey unto the said MARY ALICE DUNCAN AND HUSBAND NEAL B. DUNCAN

_____ 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. 16 ON THE MAP OF STERLING SUBDIVISION, SECTION 1, AS OF RECORD IN BOOK 1424, PAGE 97, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF ELBERTA STREET, AT THE COMMON CORNER OF LOTS 15 AND 16; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 160 FEET TO THE NORTH LINE OF LOT NO. 28; THENCE WITH THE LINE BETWEEN LOTS 16 AND 28, EASTERLY 58 FEET TO THE WESTERLY MARGIN OF BOONE DRIVE, THENCE WITH THE MARGIN OF SAID DRIVE NORTHERLY 140 FEET TO THE BEGINNING OF A CURVE,; THENCE AROUND SAID CURVE, NORTHWESTERLY 31.42 FEET TO THE SOUTH MARGIN OF ELBERTA STREET; THENCE WITH THE MARGIN OF THE SAME WESTERLY 38 FEET TO THE BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO FRANCIS M. VANHOOK AND WIFE, WILLA DEAN O. VAN HOOK, BY DEED FROM KENWOOD HOMES, INC., OF RECORD IN BOOK 1816, PAGE 219, 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 MARY ALICE DUNCAN AND HUSBAND NEAL B. DUNCAN heirs and assigns, forever.

And WE do covenant with the said MARY ALICE DUNCAN AND HUSBAND NEAL B. DUNCAN 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 I HELEN D. ALLEN
do further covenant and bind MYSELF heirs and representatives, to warrant and forever defend the title to the said land to the said MARY ALICE DUNCAN AND HUSBAND NEAL B. DUNCAN heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 31 day of JULY, 1950.

Helen D. Allen
HELEN D. ALLEN

STATE OF TENNESSEE
Davidson County

Personally appeared before me, *Lucille D. Hines*, a Notary Public in and for said County and State, the within named *Helen D. Allen*

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 *Nashville*, Tennessee, this *31* day of *July*, 19*50*.

Commission expires *Oct. 8, 1951* *Lucille D. Hines*
Notary Public

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