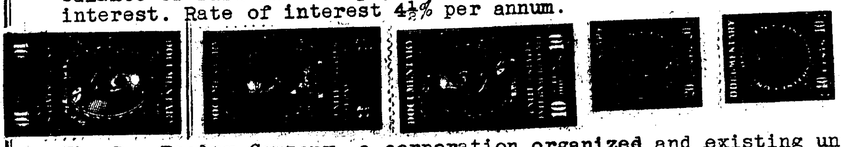
K 1883

WARRANTY DEED Form 1003 Published by Tennessee Title Company

For and in consideration of the sum of $ Five and no/100 ($5.00) ..... DOLLARS cash in hand paid by W. E. Porter Floyd and Charles R. H. Floyd, and other good and valuable considerations, the receipt of all of which is hereby acknowledged; and the said W. E. Porter Floyd and Charles R.H. Floyd hereby assume and agree to pay $15,530.78 which is the balance of a note due the First Mortgage Company of Nashville, dated April 1, 1946, secured by deed of trust to E. E. Murrey, Trustee, of record in Book 1253, page 278, Register's Office for Davidson County, Tennessee, Said balance of said note is payable $153.00 monthly, both principal and interest. Rate of interest 4½% per annum.



The Sun Realty Company, a corporation organized and existing under the laws of the State of Tennessee,

has does bargained and sold, and by these presents ~~do~~ transfer and convey unto the said W. E. Porter Floyd and Charles R. H. Floyd to each a one-half undivided interest, their respective heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:



Being the southerly 35 feet of Lot No. 2 and the northerly 40 feet of Lot No. 3 on the plan of Eastman's Subdivision of the southerly part of Lot No. 31 in O. B. Hayes Plan of Large Lots, as of record in Book 332, page 84, R.O.D.C. Tenn.

Said parts of said Lots Nos. 2 and 3 front together 75 feet on the westerly side of 17th Avenue South, formerly Addison Street, and run back between parallel lines 158 feet to an alley. Being the same property conveyed to Sun Realty Company by deed of record in Book 1730, page 21 Register's Office For Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. E. Porter Floyd and Charles R. H. Floyd to each a one-half undivided interest their respective heirs and assigns, forever.

And Sun Realty Company / does ~~do~~ covenant with the said W. E. Porter Floyd and Charles R. H. Floyd that it has 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 herein stated and taxes 1950 for City and State & County which are hereby assumed by purchasers.

And Sun Realty Company does further covenant and bind itself, its successors and assigns ~~heirs, executors, administrators~~, to warrant and forever defend the title to the said land to the said W. E. Porter Floyd and Charles R. H. Floyd their respective heirs and assigns against the lawful claims of all persons, whomsoever.

In witness whereof the Sun Realty Company has caused its corporate name to be hereunto subscribed by Sam B. Walker, its President, and attested by Grace F. ... Walker, its Secretary on this the 28 day of September, 1950.

Attest: Grace F. Walker Secretary.

SUN REALTY COMPANY
By Sam B. Walker President.

1949

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 ....., 194...

Commission expires .....

Notary Public

G 443