K 2038

For and in consideration of the sum of $ 10.00

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cash in hand paid by Joseph P. Bianconi, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantee herein assumes and agrees to pay the remaining unpaid balances of two notes dated June 20, 1950, executed by the grantors herein, payable to Guaranty Mortgage Company of Nashville, as follows: the first note being in the original amount $7,000.00, with interest at 4½% per annum, both principal and interest payable in monthly installments as set out therein, and secured by a deed of trust of record in Book 1862, page 115, Register's Office for Davidson County, Tennessee; and the other note being in the original amount of $1,000.00, and future advances, with interest at 4% per annum, both principal and interest payable in monthly installments as set out therein, and secured by a deed of trust of record in Book 1862, page 179, said Register's Office, both of said indebtednesses having been assigned to New York Life Insurance Company, by an instrument of record in Book 1863, page 149, said Register's Office,

we, William C. Marker and wife, Frances Estes Marker

have bargained and sold, and by these presents do transfer and convey unto the said Joseph P. Bianconi, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 118 on the Map of Eva-Mor Heights, as of record in Book 1424, page 149, Register's Office for said County.
Said Lot No. 118 fronts 76 feet on the easterly side of McGavock Pike and runs back between lines 189.38 feet on the north line and 189.43 feet on the south line to a dead line in the rear, measuring 76.07 feet thereon.
Being the same property conveyed to William C. Marker and wife, Frances Estes Marker, by deed from A. & C. Homes, Incorporated, of record in Book 1852, page 499, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1785, page 631, and in Book 1807, page 413, 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 Joseph P. Bianconi, his

heirs and assigns, forever.

And we do covenant with the said Joseph P. Bianconi,

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 hereinabove set out.
And we, William C. Marker and wife, Frances Estes Marker

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph P. Bianconi, his

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26 day of February, 19 52.

William C. Marker

Frances E. Marker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Charles D. Anderton, a Notary Public in and for said County and State, the within named William C. Marker and wife, Frances Estes Marker

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 1st day of March, 1952.

Commission expires July 29, 1955

Charles D. Anderton
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record
MAR 3 1952
at 3:21 o'clock P.M.
Noted in Book 1771 Page 364
Recorded in Book 2200
Recording Fee
JAMES P. WILSON, Register
By Emma Rumley Dep. Reg.

Published by
TITLE GUARANTEE
Home Office
TITLE INSURANCE CORPORATION
Richmond, Virginia

61595

WARRANTY DEED

FROM WILLIAM C. MARKER ET UX

TO JOSEPH P. BIANCONI

G-82206 dh

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