K 2086

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------DOLLARS
cash in hand paid by James E. Sharer and wife, Goldie Hoskins Sharer, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption and agreement to pay by James E. Sharer and wife, Goldie Hoskins Sharer, the remaining unpaid balance of a note in the original amount of $3,950.00, executed by Thomas A. Jackson and wife, payable to Union Trust Company, dated April 28, 1947, with interest at 5% 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 1479, page 419, Register's Office for Davidson County, Tennessee,

[redacted]

Hermitage Homes, Inc., a Tennessee Corporation has does bargained and sold, and by these presents transfer and convey unto the said ----------
James E. Sharer and wife, Goldie Hoskins Sharer----------
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. 42 on the Map of an Addition to and a Revision of certain lots of the H. G. McNabb Subdivision, as of record in Book 1130, page 79, Register's Office for said County.

Said Lot No. 42 fronts 75 feet on the westerly side of Harlin Drive and runs back between lines, 161.3 feet on the north line and 160 feet on the south line to a dead line on which it measures 75.01 feet.

Being the same property conveyed to Hermitage Homes, Inc. by deed from Jack Bradford and wife, Mildred Lucille Hedgepath Bradford or record in Book 1944, page 283, said Register's Office. Restrictive covenants of record in Book 1333, page 387.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James E. Sharer and wife, Goldie Hoskins Sharer ---------- their heirs and assigns, forever.

Hermitage Homes, Inc., a Tennessee Corporation as aforesaid And does covenant with the said James E. Sharer and wife, Goldie Hoskins Sharer ---------- 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 set forth. And Hermitage Homes, Inc.---------- does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said James E. Sharer and wife, Goldie Hoskins Sharer, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, HERMITAGE HOMES, INC. has cuased this instrument to be executed by its duly authorized officers this 24th day of June, 1952.

ATTEST: HERMITAGE HOMES, INC.

Secretary BY: Sam F. Coleman President

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 319