2089

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $1.00 -

- - - - - - - - - - - - - - -ONE AND NO/100 - - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by John W. Warren and wife, Grace H. Warren, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Sterling Homes, Inc., a Tennessee corporation, has

[redacted] **bargained and sold, and by these presents do**es **transfer and convey unto the said** John W. Warren and wife, Grace H. Warren,

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. 38 on the Plan of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County.

Said lot fronts 70 feet on the north side of Carter Street and runs back 190 feet on the east line and 167.8 feet on the west line, to a dead line, measuring 73.5 feet thereon.

Being part of the property conveyed to Sterling Homes, Inc., by deed from Homesites, Inc., of record in Book 1969, page 569, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1907, page 593, Register's Office for Davidson County, Tennessee, and the plan of record in Book 1835, page 26, shows an Owner's Certificate, a 30-foot set-back line from Carter Street, and a 10-foot easement for public utilities along the northerly or rear line.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John W. Warren and wife, Grace H. Warren, their **heirs and assigns, forever.**

And / Sterling Homes, Inc., does [redacted] **covenant with the said** John W. Warren and wife, Grace H. Warren, **that** it is **lawfully seized and possessed of said land in fee simple;** [redacted] has **a good right to convey it, and the same is unencumbered,** except taxes for 1952 which have been prorated and assumed by the Grantees herein.

And Sterling Homes, Inc., does [redacted] **further covenant and bind** itself, its/ successors [redacted] **and representatives, to warrant and forever defend the title to the said land to the said** John W. Warren and wife, Grace H. Warren, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Sterling Homes, Inc., has caused this instrument to be executed [redacted] by its duly authorized officers on this the first day of July, 1952.

ATTEST: STERLING HOMES, INC.

By: John T. Dugger Jr. By: J. T. Dugger Sr.
Secretary 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 ________, 19___.

Commission expires ________ ________
Notary Public

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