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APPROVED
C. H. BRILEY, JR.
ATTORNEY

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 the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees assume and agree to pay the remaining unpaid balances of two notes dated October 1, 1950, executed by the grantors herein, payable to Commerce Union Bank, as follows: one note being in the original amount of $7,350.00, 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 1898, page 591, Register's Office for Davidson County, Tennessee; and the other note in the original amount of $1,250.00 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 1898, page 579, said Register's Office, both of said debts having been assigned to East River Savings Bank, by an instrument of record in Book 2074, page 379, said Register's Office,

we, William C. Kirk and wife, Dorothy W. Kirk,

have bargained and sold, and by these presents do transfer and convey unto the said CLARENCE A. VINCENT and wife, ETHEL J. VINCENT, 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. 50 on the Plan of Washburn Heights, as of record in Book 1836, page 1, Register's Office for said County.
Said lot fronts 72 feet on the north side of Live Oak Road and runs back 172.9 feet on the westerly line and 172.4 feet on the easterly line, to a dead line in the rear, measuring 72 feet thereon.

Being the same property conveyed to William C. Kirk and wife, Dorothy W. Kirk, by deed from Oakhill Homes, Inc., of record in Book 1907, page 163, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1795, page 133, and in Book 1870, page 432, 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 Clarence A. Vincent and wife, Ethel J. Vincent, their heirs and assigns, forever.

And we do covenant with the said Clarence A. Vincent and wife, Ethel J. Vincent 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 by 1953 taxes which the grantees assume and agree to pay.
And we, William C. Kirk and wife, Dorothy W. Kirk do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clarence A. Vincent and wife, Ethel J. Vincent, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 20th day of August, 1953.



William C. Kirk

Dorothy W. Kirk

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nancy Junius Hicks, a Notary Public in and for said County and State, the within named William C. Kirk and wife, Dorothy W. Kirk

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 20th day of August, 1953.

Commission expires July 11, 1956.

Nancy Junius Hicks
Notary Public

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