K 2198



# WARRANTY DEED

FROM

Charles E. Bates and wife,

Anne Bates 111612 TO

Mary Allene Groves

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
30 SEP 1953
940 Pass 424
Pass 722

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.
Agents For
American Title & Insurance Co.
MIAMI, FLA.

DOCUMENTARY 55 CENTS

FORM 88 JOSEPH A. PARKER CO. NASHVILLE

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**WARRANTY DEED**

For and in Consideration of the sum of $10.00

Ten and No/100 DOLLARS cash in hand paid by Mary Allene Groves and other good and valuable considerations accepted as cash and the assumption of a first mortgage FHA loan for $6,000.00, more fully described in and secured by Deed of Trust executed by Hillsboro Homes, Inc. to Marvin K. Barry, Trustee, dated May 1, 1948 of record in Book 1595, page 635, Register's Office for Davidson County, Tennessee. Said loan has been reduced to $5168.24 as of September 30, 1953. The said Mary Allen Groves further agrees to assume a certain loan secured by Deed of Trust, evidenced by a promissory note for $700.00, the terms of which are incorporated herein by reference, with interest from date at the rate of 4% per annum on the unpaid balance until paid. Principal and interest shall be payable in monthly installments of $3.70 commencing on the first day of June 1948 and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of May 1973, of record in Book 1596, Page 21, Register's Office of Davidson County, Tennessee. This loan has been reduced to $569.52 as of September 30, 1953.

We, Charles E. Bates and wife, Anne Bates have bargained and sold, and by these presents do transfer and convey unto the said Mary Allene Groves, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 127 on the Map of Victory Heights Subdivision as of record in Book 1130, page 97, Register's Office for said County.

Said Lot No. 127 fronts 55 feet on the south side of Oneida Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Charles E. Bates and wife, Anne Bates by deed from Leroy W. Dunkum, unmarried, as of record in Book 2197, page 381, Register's Office for Davidson County, Tennessee.

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