WARRANTY DEED Form 1[illegible] Published by Tennessee Title Company

For and in consideration of the sum of $ 7500.00 -
- - - - - - - - - - SEVEN THOUSAND FIVE HUNDRED AND NO/100 - - - - - - - - - DOLLARS
of which the sum of SEVEN HUNDRED AND NO/100 ($700.00) DOLLARS, has been paid in cash by O. C. Faircloth and wife, Kattie May S. Faircloth, the receipt of which is hereby acknowledged, and for the remainder of said consideration amounting to SIX THOUSAND EIGHT HUNDRED AND NO/100 ($6800.00) DOLLARS, the said O. C. Faircloth and wife, Kattie May S. Faircloth, have expressly assumed and agreed to pay a first mortgage loan which is on the FHA plan, being in the amount of SIX THOUSAND EIGHT HUNDRED AND NO/100 ($6800.00) DOLLARS, and said grantees agree to pay the installment due May 1, 1948, and all subsequent installments, said debt being more fully described in and secured by Deed of Trust executed by Capitol Homes, Inc., to Marvin K. Barry, Trustee, dated April 1, 1948, of record in Book , page , Register's Office for Davidson County, Tennessee;

Capitol Homes, Inc., a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto the said O. C. Faircloth and wife, Kattie May S. Faircloth, 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. 11 on the Map of Highland View Subdivision, as of record in Book 1424, page 39, Register's Office for said County.

Said Lot No. 11 fronts 75 feet on the south side of Fremont Avenue and runs back between lines, 155 feet on the east line and 146.5 feet on the west line to a dead line in the rear on which it measures 77 feet.

Being part of the property conveyed to Capitol Homes, Inc., by deed from Central Realty Company, of record in Book 1538, page 409, said Register's Office.

This conveyance is made subject to restrictions in Book 1558, page 354, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said O. C. Faircloth and wife, Kattie May S. Faircloth, their heirs and assigns, forever.

And Capitol Homes, Inc., does covenant with the said O. C. Faircloth and wife, Kattie May S. Faircloth, that it is lawfully seized and possessed of said land in fee simple has a good right to convey it, and the same is unencumbered, except as hereinabove set out and taxes for 1948 which have been prorated and assumed by the Grantees herein.

And Capitol Homes, Inc., does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said O. C. Faircloth and wife, Kattie May S. Faircloth, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Capitol Homes, Inc., has caused this instrument to be executed by its duly authorized officers on this the first day of April, 1948.

CAPITOL HOMES, INC.

ATTEST:

By: J. T. Dugger, Secretary

By: [illegible signature], President

ST. [redacted] SSEE
Da[redacted]
[redacted], a Notary Public in and for
said [redacted] named
[redacted]
the [redacted] with whom I am personally acquainted, and who acknowledged that
exe[redacted] instrument for the purposes therein contained. Witness my hand and official seal at
, Tennessee, this day of , 194

Commission expires

Notary Public