BK 2392

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ TEN - - - - ($10.00) - - - - - - and no/100 - DOLLARS,

Cash in hand paid by Robert A. Pace and wife, Martha Ellen Jones Pace, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the Grantees herein agree to assume and to fully discharge the balance due, plus interest, on the combination FHA-GI loan; the FHA loan being of record in Book 1891, page 375, Register's Office for said County, and the GI loan being of record in Book 1891, page 335, said Register's Office; the payments on the two loans being $40.36 per month, $53.35 including Taxes and Insurance; the Grantors herein have made the payments on said loans through the month of March 1955 leaving an un-paid principal balance on the two loans of $6465.00. the Grantees herein will make the payments starting with the payment due April 1st, 1955.

The Grantors herein also transfer the Escrow Account maintained with the said loans to the Grantees.

We, Richard E. Brown and wife, Lenore K. Brown,

have bargained and sold, and by these presents do transfer and convey unto the said Robert A. Pace and wife, Martha Ellen Jones Pace, 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. 89 on the Map of Eva-Mor Heights, as of record in Book 1424, page 149, Register's Office for said County.

Said property is being conveyed subject to Restrictive covenants of record in Book 1785 page 631, recorded January 23, 1950, and restrictive covenants and easement of record in Book 1807, page 413, said Register's Office, recorded February 21, 1950; also The Plan of record in Book 1424, page 149, said Register's Office, shows a 20 foot easement along the east line of the lot for public utilities.

Being the same property conveyed to Richard E. Brown and wife, Lenore K. Brown, by deed from A. & C. Homes, Incorporated, as of record in Book 1880, page 609, 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 Robert A. Pace and wife, Martha Ellen Jones Pace their heirs and assigns, forever.

And we do covenant with the said Robert A. Pace and wife, Martha Ellen Jones Pace 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 herein set out.

And We, Richard E. Brown and wife, Lenore K. Brown do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert A. Pace and wife, Martha Ellen Jones Pace, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of March, 1955.

Richard E. Brown

Lenore K. Brown

STATE OF TEXAS
CALDWELL County

Personally appeared before me, Dean Alexander, a Notary Public in and for said County and State, the within named Richard E. Brown and wife, Lenore K. Brown 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 ...., Texas, this 22nd day of March, 1955

Commission expires 1 June 1955

Dean Alexander
Notary Public

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