K 2443

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 grantee herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantee herein assumes and agrees to pay the remaining unpaid balance of $5,440.06, of a note executed by the grantors herein, dated June 22, 1949, payable to Guaranty Mortgage Company of Nashville, for the original amount of $6500.00, with interest at 4% per annum, both principal and interest payable $34.32 monthly, and secured by a Deed of Trust of record in Book 1735, page 107, Register's Office for Davidson County, Tennessee; said note having been assigned to New York Life Insurance Company by an instrument of record in Book 1864, page 301, said Register's Office,

we, Amado C. DeBaca and wife, Martha M. C DeBaca,

have bargained and sold, and by these presents do transfer and convey unto the said Gertrude N. Rhodes, for her sole and separate use, free from the debts and contracts of her present, or any future husband, with full power vested in her to sell, mortgage or otherwise convey as if she were feme sole.
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. 207 on the Map of Miro-Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County.
Said Lot No. 207 fronts 80 feet on the east side of Goodbar Drive and runs back between lines, 142.2 feet on the north line and 132.8 feet on the south line, to a dead line in the rear on which it measures 70 feet.
Being the same property conveyed to Amado C DeBaca and wife, Martha M. C DeBaca, by deed from E. S. E. Homes, Incorporated, as of record in Book 1727, page 401, said Register's Office.

The above described property is being conveyed subject to restrictions of record in Book 1710, page 183, 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 Gertrude N. Rhodes, as above set out her heirs and assigns, forever.

And we do covenant with the said Gertrude N. Rhodes, as above set out 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 by 1955 taxes, which the grantee herein assumes and agrees to pay.
And we, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantee herein her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 30 day of July, 1955.

Amado C DeBaca

Martha M C DeBaca

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. W. Carney, a Notary Public in and for said County and State, the within named Amado C. DeBaca and wife, Martha M. C DeBaca 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 30 day of July, 1955

Commission expires February 4, 1957

L. W. Carney
Notary Public

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