K 2446

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00

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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 herein assume and agree to pay the remaining unpaid balance of a note in the original amount of $7900.00, dated August 1, 1950, executed by the grantors herein payable to Central Mortgage Company, 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 1871, page 500, Register's Office for Davidson County, Tennessee, said debt having been assigned to Provident Mutual Life Insurance Company of Philadelphia, by an instrument of record in Book 1872, page 307, said Register's Office,

we, James A. Shaffer and wife, Ethel H. Shaffer,

have bargained and sold, and by these presents do transfer and convey unto the said John Kumner and wife, Mattie Lou Kumner, 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. [illegible] on the Map of Sumner Heights, as of record in Book [illegible], page [illegible], Register's Office for said County.
Said lot No. 18 fronts 75 feet on the east side of Sumner Drive and runs back between lines of uniform depth 150 feet on the north line and [illegible] feet on the south line to a rear line in the rear on which it measures 75 feet.
Being the same property conveyed to James A. Shaffer and wife, Ethel H. Shaffer, by deed from T. B. Martin and wife, as of record in Book [illegible], page [illegible], said Register's Office.

The above is the property conveyed subject to restrictive covenants of record in Book [illegible], page [illegible], 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 John Kumner and wife, Mattie Lou Kumner, their

heirs and assigns, forever.

And we do covenant with the said John Kumner and wife, Mattie Lou Kumner

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 [illegible] taxes which the grantees herein assume and agree to pay.

And we, James A. Shaffer and wife, Ethel H. Shaffer

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John Kumner and wife, Mattie Lou Kumner, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of August, 19[illegible].

James A. Shaffer
James A. Shaffer

Ethel H. Shaffer
Ethel H. Shaffer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Hilman Barnard, a Notary Public in and for said County and State, the within named James A. Shaffer and wife, Ethel H. Shaffer

the bargainor 6, 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 16th day of August, 19[illegible].

Commission expires January 23, 1957

Mrs. Hilman Barnard
Notary Public

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