BK 2493

WARRANTY DEED Form 1002 Published by Tennessee Title Company

$10.00

For and in consideration of the sum of $ TEN & NO/100 DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, and furtherconsideration, grantee herein does hereby assume and agree to pay the unpaid balances of two loans as follows: Deed of trust executed by Elwood G.Gerber, to Marvin K. Barry, Trustee, of record in Book 1564, page 235, said Register's Office, to secure Central Mortgage Company, the payment of one note dated Decemberl, 1947 in the principal amount of $2,200.00; and deed of trust executed by Urban Homes, Inc., to Marvin K. Barry, Trustee, of record in Book 1564, page 235, said Register's Office to secure to Central Mortgage Company the payment of one note dated Decem er 1, 1947, in the principal amount of $12,500.00, we, Price West and wife, Estella K. West

(The above deeds of trust cover only the easterly 45 feet of Lot No. 36 and the westerly 45 feet of Lot No. 37 on the Map of Colonial Heights.)

This conveyance also subject to plan of record in Book 1130, page 102 and restrictions and easement of record in Book 1430, page 429, Register's Office for said County.

have bargained and sold, and by these presents do transfer and convey unto the said Frank H. Hughes, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being the easterly 45 feet of Lot No. 36 and all of Lot 37 on the Map of Colonial Heights, as of record in Book 1130, page 102, Register's Office for said County, and described as follows: Beginning at a concrete monument in the northerly margin of Kimbark Drive at the beginning of a curve in said drive; thence around said curve northeasterly 39.6 feet to another concrete monument in the westerly margin of said drive, and continuing northerly with the margin of the same, 23.5 feet to another concrete monument and continuing with the same, northerly 96.2 feet to the corner of Lot No. 14; thence with the line of Lots Nos. 14 and 15, westerly 138 feet to a point; thence southerly 154 feet more or less to the north margin of Kimbark Drive; thence with the margin of the same, easterly 136.6 feet to the beginning.

Being the same property conveyed to Price West and wife, Estella K. West, by deed from Elwood G.Gerber and wife, ElsieH.Gerber, of record in Book 1909, Page 367 Ronc. Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank H. Hughes, his heirs and assigns, forever.

And We do covenant with the said Frank H. Hughes, his 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 set out herein and 1950 taxes which have been prorated, and existing lease.

And we, Price West and wife, Estella K. West do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank H. Hughes, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 20 day of February, 19 56

Price West

Estella K. West

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances P. Barry, a Notary Public in and for said County and State, the within named Price West and Estella K. West

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20 day of February, 19 56

My Commission Expires July 23, 1957

Frances P. Barry
Notary Public

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