K 2641

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 12,407.79- - - - - - - - - - - - - - - - - - -

TWELVE THOUSAND FOUR HUNDRED & SEVEN & 79/100- - - - - - - - - - - - - - - - DOLLARS

paid and to be paid by George T. Schwarz and wife, Annie Mae Schwarz, as follows:

$1,996.50 cash in hand paid, receipt of which is hereby acknowledged, and for the remainder of $10,426.99 representing the principal unpaid balance and interest to date on a note secured by deed of trust of record in Book 2373, page 345, Register's Office for Davidson County, Tennessee, payable to Guaranty Mortgage Company of Nashville in monthly installments of $54.76 each, including interest at the rate of 4½% per annum, the said George T. Schwarz and wife, Annie Mae Schwarz, do agree, as evidenced by their acceptance of this instrument, to assume payment of said indebtedness to the lawful holder, or holders, of said note; we, James L. Culpepper and wife, Linda D. Culpepper, - - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said GEORGE T. SCHWARZ AND WIFE, ANNIE MAE SCHWARZ, 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. 47 on the Plan of Marlin Meadows, Section 4, as of record in Book 2133, pages 66 and 67, Register's Office for said County.
Said lot fronts 100 feet on the north side of Evergreen Trail and runs back between lines, 158.6 feet on the west line and 259.9 feet on the east line, to a dead line in the rear, measuring 137 feet thereon.
Being the same property conveyed to James L. Culpepper and wife, Linda D. Culpepper, by deed from Arthur R. Shannon and wife, of record in Book 2453, page 259, said Register's Office.

Included in the above consideration is the transfer of all funds held in escrow by the loaning agency servicing above described note to the Grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George T. Schwarz and wife, Annie Mae Schwarz, their heirs and assigns, forever.

And we do covenant with the said George T. Schwarz and wife, Annie Mae Schwarz, 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, excepting current taxes and note above described; payment of each being specifically assumed by the Grantees.
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 George T. Schwarz and wife, Annie Mae Schwarz, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of February, 19 57.

James L. Culpepper

Linda D. Culpepper

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named James L. Culpepper and wife, Linda D. Culpepper, 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 Madison, Tennessee, this 28th day of February, 19 57.

Commission expires April 26, 1958

W. H. Landis
Notary Public

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