1637

For and in consideration of the sum of $ $10.00

----------TEN & NO/100---------- DOLLARS

cash in hand paid and other valuable considerations, receipt of which is hereby acknowledged, we, Jim M. Fitts and wife, Sammye Phillips Fitts

have bargained and sold, and by these presents do transfer and convey unto the said Aubrey S. Shaub and wife, Thelma Luton Shaub

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. 22 on the Map of Lone Oak Knights, as of record in Book 1424, page 2, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Lone Oak Circle, at the common corner of Lots Nos. 22 and 23; thence with the line between said lots, northerly 159.5 feet to the south line of Lot No. 21; thence with the line between Lots Nos. 21 and 22, easterly 115 feet to the westerly margin of Belmont Park Place; thence with the margin of the same southerly 77.1 feet to a concrete monument, and continuing with the margin of the same southerly 41.3 feet to another concrete monument at the beginning of a curve; thence around said curve southwesterly 42.2 feet to the northerly margin of Lone Oak Circle; thence with the margin of the same westerly, around a slight curve, 190.5 feet to the beginning.

Being part of the property conveyed to Jim M. Fitts and wife, Sammye Phillips Fitts, by deed from F. M. Farris and wife, et al, of record in Book 1312, page 53, 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 Aubrey S. Shaub and wife, Thelma Luton Shaub their heirs and assigns, forever.

And we do covenant with the said Aubrey S. Shaub and wife, Thelma Luton Shaub 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 for taxes for 1948 which have been prorated

And we, Jim M. Fitts and wife, Sammye Phillips Fitts do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Aubrey S. Shaub and wife, Thelma Luton Shaub their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of September, 1948

[redacted] [redacted]

Jim M. Fitts

Sammye Phillips Fitts

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B. Overton, a Notary Public in and for said County and State, the within named Jim M. Fitts and Sammye Phillips Fitts, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the same for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1 day of September 1948.

My Commission Expires Feb. 3, 1950

Jessie B. Overton
Notary Public

35613

WARRANTY DEED

FROM
Jim M. Fitts et ux

TO
Aubrey S. Shaub et ux

(Please put in Deed Smith's Box)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 3 day of SEP A.D. 1948 at 12:10 o'clock P.M.
Noted in Book 1424 Page 199
Recorded in Book Page
Recording Fee $1.50
FELIX Z. WILSON, Register
By

Prepared by

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

LAWYERS TITLE INSURANCE CORPORATION
of RICHMOND, VIRGINIA

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