WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ $10.00

TEN & NO/100 DOLLARS

cash in hand and other valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that grantees herein do hereby assume and agree to pay the unpaid principal of a note secured by deed of trust executed by Charles T. Balthrop and wife, June Masker Balthrop, to William F. Carter, Trustee, of record in Book 1399, page 236, to secure Investors Syndicate, one note dated November 7, 1946 for $8,500.00, with interest at 4% per annum, both principal and interest payable $51.51 monthly, beginning December 15, 1946 and the last payment being due November 15, 1966, We



Charles T. Balthrop and wife, June Masker Balthrop

have bargained and sold, and by these presents do transfer and convey unto the said Robert L. Crain and wife, Ruby T. Crain, 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. 28 on the Map of the Subdivision of certain lots in Oak Hill Subdivision No. 1, as of record in Book 547, page 52, Register's Office for said County.

Said Lot No. 28 fronts 85 feet on the east side of Cadillac Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Charles T. Balthrop and wife, June Masker Balthrop by deed from Cartwright and Herman, of record in Book 1422, page 236, said Register's Office. /a partnership composed of John S. Cartwright and M. C. Herman,

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert L. Crain and wife, Ruby T. Crain their heirs and assigns, forever.

And we do covenant with the said Robert L. Crain and wife, Ruby T. Crain 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 we, Charles T. Balthrop and wife, June Masker Balthrop do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert L. Crain and wife, Ruby T. Crain their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of May, 1949.

Charles T. Balthrop

June Masker Balthrop

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 Charles T. Balthrop and June Masker Balthrop

the bargainors, 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 6th day of May, 1949.

Commission expires: Oct. 17, 1950

Jessie B. Overton
Notary Public