For and in consideration of the sum of $ - - - - - $10.00 - - - - - - - - - - - - -

- - - - - - - - - - - - - - - - - Ten and no/100 - - - - - - - - DOLLARS

and other good and valuable considerations, cash in hand paid by Larry D. Poston and wife, Evelyn S. Poston, the receipt of which is hereby acknowledged, and in further consideration of the said Larry D. Poston and wife, Evelyn S. Poston assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of trust executed by Charles R. Shelton and wife, to Herschel Greer, Trustee, of record in Book 1953, page 183, to secure Guaranty Mortgage Company, one note, dated April 3, 1951, for $7,800.00, with interest at 4% per annum, both principal and interest payable $41.18 monthly, beginning May 1, 1951, final payment April 1, 1976.
By instrument of record in Book 1955, page 46, the above debt was assigned to The Mutual Benefit Life Insurance Company.

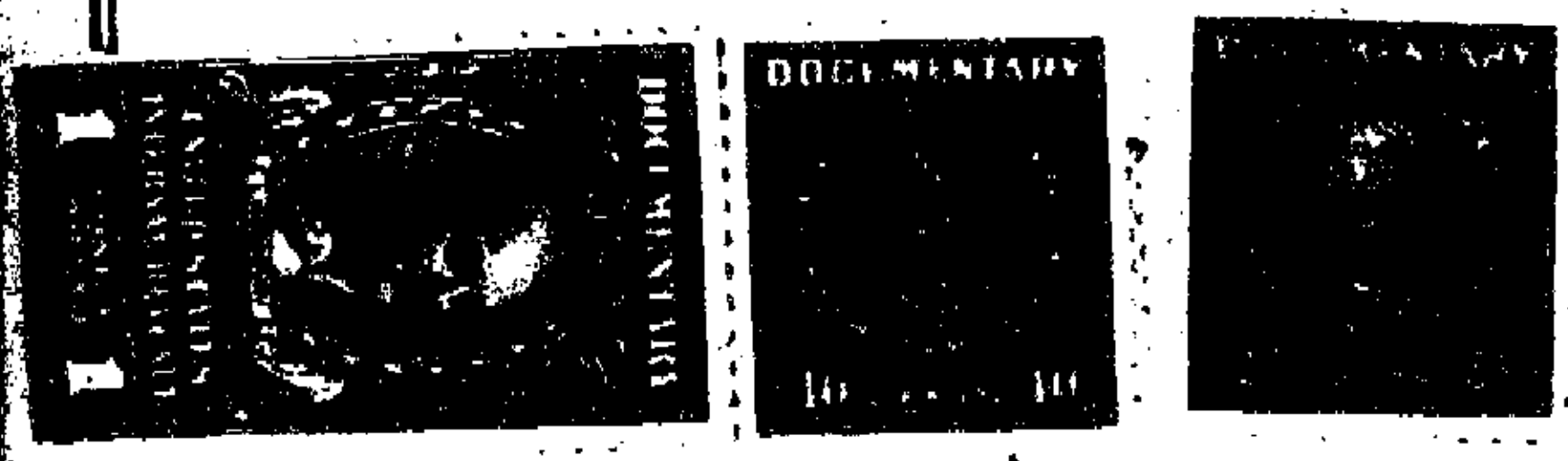
we, Charles R. Shelton and wife, Frances L. Shelton have bargained and sold, and by these presents do transfer and convey unto the said Larry D. Poston and wife, Evelyn S. Poston their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Map of Sterling Heights, Section 3, as of record in Book 1424, page 113, Register's Office for said County.
Said Lot No. 50 fronts 75 feet on the northerly side of Peachtree Street and runs back between parallel lines 160 feet to a dead line.
Being the same property conveyed to Charles R. Shelton and wife, Frances L. Shelton, by deed from Leroy Preston and wife, of record in Book 1969, page 155, 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 Larry D. Poston and wife, Evelyn S. Poston their heirs and assigns, forever.

And we do covenant with the said Larry D. Poston and wife, Evelyn S. Poston 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, with exception of above mentioned Trust Deed and 1951 Taxes which are prorated.
And we, Charles R. Shelton and wife, Frances L. Shelton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Larry D. Poston and wife, Evelyn S. Poston their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 29th day of August 1951



Charles R. Shelton
Charles R. Shelton
Frances L. Shelton
Frances L. Shelton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named Charles R. Shelton and wife, Frances L. Shelton the Bargainor s, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 1951

Commission expires August 3, 1953

Phillip E. Cole
Notary Public

File: Nashville Mtg. & Realty Co.

WARRANTY DEED

46662

FROM Charles R. Shelton, et ux

TO Larry D. Poston, et ux.

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Zone Office LAWYERS TITLE INSURANCE CORPORATION of Richmond, Virginia