K 2037

For and in consideration of the sum of $ 10.00 -

TEN AND NO/100 - DOLLARS

cash in hand paid by the grantees herein, receipt of which is hereby acknowledged, and for other good and valuable considerations, including the assumption of and agreement to pay by the grantees herein the remaining unpaid balance of a note, dated August 1, 1948, executed by Universal Homes, Inc., in the original principal amount of $6,200.00, with interest at 4% per annum, said note with interest being payable in monthly installments of $32.74 each, and secured by deed of trust of record in Book 1626, page 633, Register's Office for Davidson County, Tennessee; said debt by instrument of record in Book 1962, page 356, said Register's Office, having been assigned by Federal National Mortgage Association to Liberty National Life Insurance Company, we

MALCOLM SHELBY and wife, MARGIE C. SHELBY

have bargained and sold, and by these presents do transfer and convey unto the said OSCAR LEDFORD and wife, ERLENE LEDFORD,

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. 360 on the Map of Joywood Heights, Section 2-A, as of record in Book 1424, page 20, Register's Office for said County.

Said Lot No. 360 fronts 60 feet on the easterly side of Flamingo Drive and runs back 264.7 feet on the northerly line and 264.8 feet on the southerly line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Malcolm Shelby and wife, Margie C. Shelby, by deed from Elizabeth Watson, of record in Book 1807, page 161, 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 Oscar Ledford and wife, Erlene Ledford, their heirs and assigns, forever.

And we do covenant with the said grantees herein 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 herein shown.

And we, Malcolm Shelby and wife, Margie C. Shelby, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 26 day of February, 19 52.

Malcolm Shelby

Margie C. Shelby

STATE OF TENNESSEE
~~Davidson County~~
Montgomery County

Personally appeared before me, this CLAYTON Day of February - 1952, a Notary Public in and for said County and State, the within named Malcolm Shelby and wife, Margie C. Shelby,

the bargainor s, 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 Clarksville, Tennessee, this 26 day of Feb, 19 52.

Commission expires Oct 8-1955

C. Clayton Bonwell
Notary Public

61459

WARRANTY DEED
C-8079 - MB

FROM
MALCOLM SHELBY et ux,
MARGIE C. SHELBY

TO
OSCAR LEDFORD et ux,
ERLENE LEDFORD

RETURN TO TENNESSEE TITLE CO

Filed for Record
Feb 27 1952
10:00 A.M.
2.00

Prepared by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

G 616