K 2299

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 23,500.00

Twenty Three Thousand Five Hundred and No/100 DOLLARS

of which sum, $7,437.13 has been paid in cash by T. J. Roberts and wife, Maxie M. Roberts, the receipt of which is hereby acknowledged, and for the balance in the sum of $16,062.87, the grantees assume two loans:

(1) Deed of trust by S. S. Lowe, Jr. and wife, to W. J. Baird, Trustee, of record in Book 2067, page 449, to secure State Building & Loan Association of Lebanon, Tenn., a note dated Jan. 17, 1952, for $15,000.00, with 6% interest, both principal and interest payable $150.00 monthly.

(2) Deed of trust by S. S. Lowe, Jr. and wife, to T. T. Baggott, Jr., Trustee, of record in Book 2081, page 277, to secure Forrest G. Allen, d/b/a Forrest Allen Tile Co., a note dated May 12, 1952, for $3,437.86, payable five years from date, without interest.

We, S. S. Lowe, Jr. and wife, Thelma W. Lowe

have bargained and sold, and by these presents do transfer and convey unto the said T. J. Roberts and wife, Maxie M. Roberts, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lots Nos. 89 to 96, both inclusive, of Block "B", on the Map of Marthonna Subdivision, not of record, and described according to a Plan made by J. A. Mefford, Surveyor, in December, 1937, as follows:
Beginning at a point on the easterly margin of Ezell Road West, at the common corner of Lots 88 and 89; thence with the line between said lots, eastwardly 420 feet to a point; thence southwardly 200 feet to the common corner of Lots 96 and 97; thence westwardly 420 feet, along the line between said lots, to the easterly margin of Ezell Road West, at a point which is 400 feet north of the northerly margin of Ezell Road South, sometimes called Vantrease Drive; thence with the easterly margin of Ezell Road West, northwardly 200 feet to the beginning.
Being property conveyed to S. S. Lowe, Jr. and wife, Thelma W. Lowe, by deed from John H. Richardson and wife, of record in Book 2022, page 265, and by deed of correction of record in Book 2024, page 483, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T. J. Roberts and wife, Maxie M. Roberts, their heirs and assigns, forever.

And we do covenant with the said T. J. Roberts and wife, Maxie M. Roberts 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 set out and 1954 taxes which have been prorated and are hereby assumed by the purchasers.
And we, S. S. Lowe, Jr. and wife, Thelma W. Lowe do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said T. J. Roberts and wife, Maxie M. Roberts their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 29th day of September, 1954.

S. S. Lowe Jr.
Thelma W. Lowe

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nola Vandergriff, a Notary Public in and for said County and State, the within named S. S. Lowe, Jr. and wife, Thelma W. Lowe

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 Madison, Tennessee, this 29th day of September, 1954.

Commission expires: My Commission Expires Jan. 25, 1958

Nola Vandergriff
Notary Public

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