K 2339

For and in consideration of the sum of Five Thousand Fifty and no/100 ($5,050.00)

DOLLARS

of which sum $2,000.00 has been paid in cash by Joe V. Edwards and wife, Vallie Mai Edwards, the receipt of which is hereby acknowledged, and for the remaining $3,050.00 I accept note in the amount of $3,050.00 signed by James E. Berlin and wife, Evelyn Berlin, dated August 14, 1954, secured by Deed of Trust in installment deed on 4 Acres, 10th District, Davidson County, transferred from Joe V. Edwards ET AL to James E. Berlin ET UX,

I, Hubert Krantz, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said Joe V. Edwards and wife, Vallie Mai Edwards, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, being the southeast part of a tract of 71 acres more or less, conveyed to Krantz by deed of record in Book 1641, page 605, Register's Office for said County, and described according to a copy of a survey thereof made by John M. Sullivan, County Surveyor, December 30, 1954, as follows:

Beginning at a point in the center line of Union Hill Road, opposite the intersection of said road and Brown's Lake Road; thence with the center of Union Hill Road, north 72° 13' east 170 feet, north 70° 18' east 300 feet, and north 63° 45' east 123 feet to the northeast corner of this tract; thence leaving the road, and along a fence, south 3° west 1400 feet to a point; thence with a fence, north 87° 20' west 480 feet to a point in Walter Krantz's easterly line; thence with his line, north 0° 13' west 1165 feet to the beginning, containing 14.8 acres. Being part of the property conveyed to Hubert Krantz by deed from C. S. Smiley, of record in Book 1641, page 605, 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 Joe V. Edwards and wife, Vallie Mai Edwards, their heirs and assigns, forever.

And I do covenant with the said Joe V. Edwards and wife, Vallie Mai Edwards, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I am do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Joe V. Edwards and wife, Vallie Mai Edwards, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15th day of January, 19 55

Hubert Krantz

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ona A. Owens, a Notary Public in and for said County and State, the within named Hubert Krantz, unmarried, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of January, 19 55

My commission expires April 6, 1955

Ona A. Owens
Notary Public

PG 601