K 2489

WARRANTY DEED

FROM

Frank L. Ross, Mildred Spencer Shelton and Nancy Campbell Pogue

TO

John P. Baltz

84573

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day
JAN A.D. 1956
at 3:20 o'clock P.M.
and recorded in Book 2491 Page 449
Recording Fee $1.10
JAMES P. WILSON, Register
By _____ Dpt. Reg.

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

For and in Consideration of the sum of - - $1,000.00 - - -

- - - One Thousand and no/100 - - - - DOLLARS

Cash in hand paid by John P. Baltz, the receipt of which is hereby acknowledged, we

Frank L. Ross, Mildred Soencer Shelton (also known as Mrs. L. C. Shelton) and Nancy Campbell Pogue have bargained and sold, and by these presents do transfer and convey unto the said

John P. Baltz

his 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 3rd, formerly the 15th, Civil District of Davidson County, Tennessee, shown as an unnumbered lot on the Plan of Subdivision of the lands of Wm. G. M. Campbell, as of record in Book 9, page 337, Register's Office for said County, and described as follows:

Beginning in the center of a 25 foot Avenue leading to Mill Creek, the southeast corner of Woods Lot No. 2 on said plan, and running thence northerly with the easterly boundary line of said Lot No. 2, 36 poles, more or less, to the northeast corner of said Lot No. 2; thence south 89° east 44 poles more or less, to Mill Creek; thence southwesterly with the meanders of said Mill Creek to a point 8-2/5 poles from the beginning, and thence westerly 8-2/5 poles more or less, to the beginning, and containing 5 acres more or less.

Being part of the same property devised to Frank L. Ross, Mildred Spencer Shelton and Nancy Campbell (now Pogue) under the Will of Lucille Campbell Ross of record in Will Book 60, page 274, Office of the County Court Clerk for Davidson County, Tennessee, the said Frank L. Ross having been devised a life estate, the said Mildred Spencer Shelton and Nancy Campbell Pogue having been devised the remainder.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John P. Baltz his heirs and assigns, forever.

And we do covenant with the said John P. Baltz 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.

And we, Frank L. Ross, Mildred Spencer Shelton and Nancy Campbell Pogue do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John P. Baltz his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 17th day of December, 1955

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