K 2541

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND & NO/100 - ($3,000.00) - - - - DOLLARS, of which $1,000.00 has been paid in cash, the receipt of which is hereby acknowledged, and for the balance Eugene Baldwin & wife, Eva P. Baldwin ~~his~~ have executed ~~his~~ their note of even date herewith, payable to Bellshire Properties, Inc., in two installments of $ 1000.00 each due one and two years from date, with interest at six (6%) percent per annum, payable semi-annually on unpaid balance of principal indebtedness,

BELLSHIRE PROPERTIES, INC., a corporation, has bargained and sold and by these presents does transfer and convey unto Eugene Baldwin and wife, Eva P. Baldwin, 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. 365

on Plan of Bellshire Estates, Section "A" of record in Book 2331 pages 115 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 365 fronts 154.6 feet on the easterly side of Rugby Drive and runs back between lines, 267.4 feet on the northerly side and 265.6 feet on the southerly side to a line at the rear on which it measures 154,5 feet thereon.

Being part of the same property conveyed to Bellshire Properties, Inc., by deed from Ora G. Oakley and husband, B. L. Oakley of record in Book 2143, Page 165, Register's Office for Davidson County, Tennessee.

A lien is expressly retained upon the property herein described to secure the payment of any unpaid purchase money, as set out herein, together with interest and any attorneys' fees accruing thereon.

This conveyance is made subject to restrictive covenants of record in Book 2538, Page 193, said Register's Office, and set-back lines, easements, etc., shown on Plan of record in Book 2331, Page 115, 116 said Register's Office.

W. BRYAN JORDAN, the lawful owner and holder of the indebtedness secured by Deeds of Trust of record in Book 2285, page 145, and Book 2269, page 419, Register's Office for Davidson County, Tennessee, joins herein for the sole purpose of releasing the lien secured by said Deeds of Trust as to the property hereinabove described, but not further or otherwise.

Any single lot herein conveyed will be released upon payment of $ ..... in cash and interest on the entire unpaid balance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eugene Baldwin & wife, Eva P. Baldwin, their heirs and assigns forever.

And Bellshire Properties, Inc., covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for taxes on the road and taxes for the current year.

And Bellshire Properties, Inc., does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns against the lawful claims of all persons whomsoever.

This instrument executed this 24th day of May, 1956.

ATTEST:

Frank N. Dawson
Secretary.

BELLSHIRE PROPERTIES, INC.

By [signature]
President.

[signature]
W. Bryan Jordan

30 April 1957

FULL RELEASE

FULL RELEASE

G 201