BK 2690

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ TEN AND 00/100---------- ($10.00) ---------- DOLLARS cash in hand to us paid by Don H. Punch and wife, Louise C. Punch, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption and agreement to pay by the said Don H. Punch and wife, Louise C. Punch, the unpaid balance, principal and interest, on a promissory note dated April 13, 1956, executed by us, payable to the order of Walter M. Noel & Co. in the original principal sum of $13,800.00, payable in monthly installments of $76.70 each, with interest at the rate of 4½% per annum, beginning May 1, 1956, and secured by a deed of trust to Walter M. Noel, Trustee, of record in Book 2514, page 635, Register's Office for Davidson County, Tenn., we, James D. Mauldin and wife, Martha D. Mauldin, have bargained and sold, and by these presents do transfer and convey unto the said Don H. Punch and wife, Louise C. Punch, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95, Register's Office for said County.

Said Lot No. 8 fronts 100 feet on the northerly side of Westover Drive (now Harding Place), and runs back between lines 210 feet to the south line of Lot No. 75 on which it measures 43.87 feet.

Being the same property conveyed to James D. Mauldin and wife, Martha D. Mauldin, by deed from Woodard F. Watts and wife, Freda May Watts, of record in Book 2535, page 175, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the restrictive covenants of record in Book 472, page 481, 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 Don H. Punch and wife, Louise C. Punch, their heirs and assigns, forever.

And we do covenant with the said Don H. Punch and wife, Louise C. Punch, 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 by the aforementioned deed of trust and the 1957 taxes which are assumed by the grantees.

And we, James D. Mauldin and wife, Martha D. Mauldin, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Don H. Punch and wife, Louise C. Punch, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of July 1957

James D. Mauldin

Martha D. Mauldin

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Margaret P. Yates, a Notary Public in and for said County and State, the within named Martha D. Mauldin, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 1957

My Commission expires July 30, 1960

Margaret P. Yates
Notary Public

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