K 2798

For and in consideration of the sum of Two Thousand, Six Hundred and twenty-five dollars and Ni/100- - - - - - - - - - - - - - - - - - - -DOLLARS ($ 2,625.00), cash in hand paid by Edwin M. Barnett and wife, Josephine B. Barnett, receipt of which is hereby acknowledged and in further consideration of the said, Edwin M. Barnett and wife, Josephine B. Barnett, assuming and agreeing to pay a balance due of $11,885.09 plus interest from July 1st, 1958 on a debt more fully described in a deed of trust of record in Book 2384, page 121, Register's Office for Davidson County, Tennessee, to which reference is here made.(It is hereby mutually agreed that all funds held in escrow account in connection with aforementioned debt are hereby transferred to Edwin M. Barnett and wife, Josephine B. Barnett.)

We, Buford G. Pitts and wife, Sarah Stephens Pitts,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto the said, Edwin M. Barnett and wife, Josephine B. Barnett

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 449 on the Map of Crieve Hall Estates, Section Six, as of record in Book 2331, pages 1 and 2, Register's Office for said County.
Said lot No. 449 fronts 90 feet on the west side of Montclair Drive and runs back between lines, 213.4 feet on the north line and 213.2 feet on the south line, to a dead line in the rear on which it measures 83 feet.
Being the same real property conveyed to Buford G. Pitts and wife, Sarah Stephens Pitts, by deed from Robert Dwayne Jones and wife, dated September 27, 1957, filed October 2, 1957, and recorded in book 2699, page 103, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1958 taxes which are assumed by Grantee

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 25th day of July, 1958

Buford G. Pitts

Sarah Stephens Pitts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jean W. Lee, a Notary Public in and for the State and County aforesaid, personally appeared the within named Buford G. Pitts and wife, Sarah Stephens Pitts

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 Nashville, Tennessee, this, the 25th day of July, 1958

Jean W. Lee
Notary Public

My commission expires: aug 22, 1959

File: Nashville Mortgage & Realty

WARRANTY DEED

From Buford G. Pitts, et ux

To Edwin M. Barnett, et ux

REGISTER'S OFFICE OF TENNESSEE COUNTY
Filed for Record JUL 25 1958
at 4:22 P.M.
Noted in Book 90 Page
Recorded in Book Page
Recording Fee $ 2.00
JAMES P. WILSON, Register
By Deputy Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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