K 2901

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten and 00/100 ($10.00)----------DOLLARS

cash in hand paid to us by Winfield Scott Kelley and wife, Frances B. Kelley, and other good and valuable considerations including the assumption of the balance due on a loan as evidenced by a Deed of Trust executed by Daniel Grosz, unmarried, to Herschel Greer, Trustee, of record in Book 1789, Page 115, said Register's Office, to secure to Guaranty Mortgage Company of Nashville the payment of one note dated November 2, 1949 in the original principal amount of $6,600.00, payable in monthly installments of $36.70 each commencing December 1, 1949 and bearing interest at 4½% per annum on the unpaid balance and the further assumption of the balance due on a loan as evidenced by a Deed of Trust executed by Daniel Grosz to Herschel Greer, Trustee, of record in Book 1789 at Page 119, said Register's Office, to secure to Guaranty Mortgage Company of Nashville, one note dated November 2, 1949 in the original principal amount of $1,600.00, payable in monthly installments of $8.45 each commencing December 1, 1949 and bearing interest at 4% per annum on the unpaid balance.

I, Daniel Grosz, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Winfield Scott Kelley and wife, Frances B. Kelley 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. 7 on an unregistered copy of a survey made by Z. J. Wilkinson, Surveyor, May 2, 1946, showing a subdivision of Lots 1 and 4 on the Map of Ensley Lands of record in Plan Book 2, Page 70, Chancery Court at Nashville, and described as follows:

Beginning at a point in the north margin of Currey Road at the common corner of Lots Nos. 6 and 7 on the unrecorded plan; thence with the line between said lots North 4° 12 min. East 456 feet to a point in the line between lots Nos. 1 and 2 on the Ensley Lands; thence along said line South 87° 15 min. East 150 feet to the common corner of Lots Nos. 7 and 8 on the unregistered plan; thence with the line between said Lots south 4° 12 min. West 456 feet to the North margin of Currey Road; thence with the margin of said Road, North 87° 15 min. West 150 feet to the beginning.

Being the same property conveyed to Daniel Grosz (Unmarried), by deed from Edward E. Marlin and wife, Florence Claudia Marlin, of record in Book 1764, Page 333, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Winfield Scott Kelley and wife, Frances B. Kelley their heirs and assigns, forever.

And I do covenant with the said Winfield Scott Kelley and wife, Frances B. Kelley 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, Daniel Grosz, unmarried do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Winfield Scott Kelley and wife, Frances B. Kelley their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 9th day of April, 1959

X Daniel Grosz

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