K 2924

For and in consideration of the sum of $ 10.00 TEN AND NO 100 ---------- DOLLARS

Cash in hand paid by the grantees herein and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note of even date herewith, in the original sum of $12,100.00, executed by the grantors herein, payable to Cumberland Mortgage Company for the original sum of $12,100.00, with interest at 5½% per annum from date and interest payable $75.40 monthly, beginning June 1, 1959, balance April 1, 19__, and secured by Deed of Trust of record in Book 2914, page 273, Register's Office for Davidson County, Tennessee, we,

CHARLES S. MELTON AND WIFE, RUTH QUEEN MELTON,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES B. FOWLKES AND WIFE, DELPHIA S. FOWLKES,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 34 on the Map of Donelson Hills, as of record in Book 2500, page 22, Register's Office for said County.
Said Lot No. 34 fronts 70 feet on the west side of Dearborn Drive and runs back 367.3 feet on the north line and 295.4 feet on the south line, to a dead line in the rear on which it measures 149.7 feet.
Being the same property conveyed to Charles S. Melton and wife, Ruth Queen Melton, by deed from Marshall L. Bailey and wife, of record in Book 2495, page 547, said Register's Office.
The above described property is being conveyed subject to restrictions in Book 2221, page 385, 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 JAMES B. FOWLKES AND WIFE, DELPHIA S. FOWLKES, their heirs and assigns, forever.

And we do covenant with the said JAMES B. FOWLKES AND WIFE, DELPHIA S. FOWLKES, 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 as hereinabove set out.

And we, the grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of July, 19 59

Charles S. Melton

Ruth Queen Melton

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Charles S. Melton and wife, Ruth Queen Melton, the bargainors 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 10th day of July, 1959

Commission Expires May 14, 1960

Notary Public
State at Large

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
Received for record 14 day of JUL A.D. 1959 at 1:25 o'clock P M.
and is recorded in Book 4 Page 561
Recording Fee $2.00
JAMES P. WILSON, Register
By M. Lee D.C.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Warranty Deed
G-13170 - bm

FROM
CHARLES S. MELTON ET UX

To
JAMES B. FOWLKES ET UX

PLEASE PUT IN GRANTEES OFFICE
REGISTERS OFFICE
TENN. TITLE CO.

10 41540

PG 558