K 2994

For and in consideration of the sum of $ 10.00 DOLLARS

TEN AND NO/100 ----------

Cash in hand paid by the grantee herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantee herein assumes and agrees to pay the remaining unpaid balance of a note dated January 21, 1955, executed by the grantors herein, payable to Fidelity Federal Savings & Loan Association, for the original sum of $30,000.00, with interest at 5% per annum, both principal and interest payable $198.00 monthly, and secured by a Deed of Trust of record in Book 2374, page 351, Register's Office for Davidson County, Tennessee, which has been amended by unrecorded Agreement dated July 1, 1959, increasing the interest rate to 5½% and the monthly payment to $206.37.

We, TOM F. JONES AND WIFE, RUTH J. JONES

have bargained and sold, and by these presents do transfer and convey unto the said

IRMA LUCILE STERLING

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being in the 3rd Civil District of said County, described as follows: BEGINNING at a concrete monument on the northerly side of the Lebanon Road at the southwest corner of Lot No. 4 on the Plan of Four Acres Subdivision, of record in Book 2330, page 17, Register's Office for said County; thence along the west line of said Lot, north 34° 38' west 413.5 feet to a monument at the northwest corner of said Lot; thence south 75° 05' west 592 feet to a point in the easterly boundary line of the Rutledge Smith property, of record in Book 611, page 99, said Register's Office; thence along the easterly boundary of said property as follows: south 37° 30' east 87 feet; south 62° east 200 feet to a fence post; thence south 31° east 354 feet more or less to the northerly margin of the Lebanon Pike; thence along the margin of said Pike in an easterly direction, 507 feet more or less to the point of beginning. Being part of the property conveyed to Tom F. Jones and wife, Ruth J. Jones, by deed from W. H. Criswell and wife, of record in Book 2340, page 202, 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 IRMA LUCILE STERLING her heirs and assigns, forever.

And we do covenant with the said IRMA LUCILE STERLING 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 grantee her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 17th day of November, 19 59.

Tom F. Jones

Ruth J. Jones

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, , a Notary Public in and for said County and State, the within named Tom F. Jones and wife, Ruth J. Jones 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 17 day of November, 19 59

Commission expires Sept 21 1962

Notary Public

TENNESSEE TITLE COMPANY

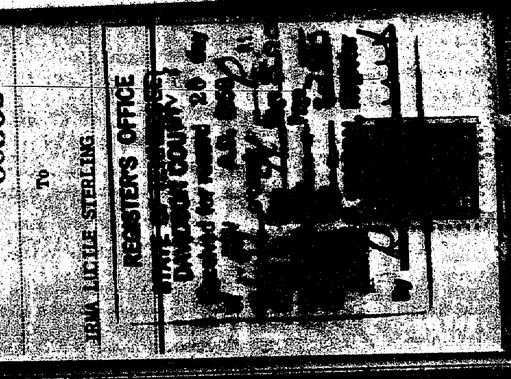
Warranty Deed
G-34439 Pat.

From TOM F. JONES, ET UX

To IRMA LUCILE STERLING

60565

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.



BEST PARSHALL & BRUCE-NASHVILLE

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