K 3034

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 considerations, receipt of which is hereby acknowledged and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balances of two notes. The first of said notes being executed by H. C. Shelton and wife, dated August 23, 1957, payable to Lovell & Malone, Inc., for the original sum of $4,700.00, with interest at 6% per annum, both principal and interest payable $77.90 monthly, beginning Sept. 10, 1957, and secured by a Deed of Trust of record in Book 2666, page 455, Register's Office for Davidson County, Tennessee; the second note being executed by the grantors herein, dated Nov. 30, 1959, payable to Fidelity Federal Savings & Loan Association, for the original sum of $12,500.00, with interest at 5% per annum and a 1% service fee; principal, interest and service fee all payable $241.67 monthly, and secured by a Deed of Trust of record in Book 3019, page 109, Register's Office for said County.

we, TOM F. JONES AND WIFE, RUTH JONES,

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

ROBERT J. BALTZ AND WIFE, BETTYE LYNN BALTZ

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. 14 on the Plan of Foxwood Subdivision, of record in Book 2800, page 24, Register's Office for said County, described as follows:

BEGINNING on the northwesterly margin of Foxwood Lane at the corner of Lots 14 and 15; thence with said Lane, in a southwesterly direction, 144.47 feet to a monument; thence around a curve in a southwesterly direction 36.61 feet to a monument in the northerly margin of Gann Drive; thence along the margin of said Drive, in a northwesterly direction, 217.4 feet to a monument; thence along the rear line of the lot in a northeasterly direction, 190.3 feet to the corner of Lot 14 and 15; thence with the line between said lots in a southeasterly direction, 202 feet to the beginning.

Being part of the property conveyed to Tom F. Jones, by deed from H. C. Shelton and wife, of record in Book 2956, page 80, and by deed from Paul A. Shelton and wife, as of record in Book 2884, page 41, 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 ROBERT J. BALTZ AND WIFE, BETTYE LYNN BALTZ their heirs and assigns, forever.

And we do covenant with the said ROBERT J. BALTZ AND WIFE, BETTYE LYNN BALTZ 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 their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31 day of March, 19 60

Tom F. Jones — Ruth Jones

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, B. W. Howard, a Notary Public in and for said County and State, the within named Tom F. Jones and wife, Ruth 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 4th day of April 19 60

Commission expires October 28, 1963 — B. W. Howard, Notary Public

78446

Warranty Deed
6-135918 mas

From: TOM F. JONES, ETUX

To: ROBERT J. BALTZ, ET UX

REGISTER'S OFFICE
PLEASE FOR IN ENR. WITH CO.

STATE OF TENNESSEE
DAVIDSON COUNTY
Received 5 day
A.D. 1960
Noted in Book 45 Page 403
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By

Published by
TENNESSEE TITLE COMPANY

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