K 3157



FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to Joe Skalka by Erbie Luna Skalka, the receipt of which is hereby acknowledged; other good and valuable considerations and the assumption by Erbie Luna Skalka of the balance of two mortgage loans due and owing to tne First Federal Savings and Loan Association of Nashville, one loan being a FHA for $3,469.88 and tne other being a GI Loan amounting to $496.68;

I, Joe Skalka, have this day bargained and sold, and by tnese presents do transfer and convey unto the said Erbie Luna Skalka, her heirs and assigns, all my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 332 on the Map of Joywood Heignts, Section 2, the plan of which is of record in Book 1130, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 332 fronts 60 feet on the easterly side of Jones Avenue and runs back between parallel lines 215 feet to a dead line on which it measures 60 feet.

Being the same property as conveyed to Joe Skalka and wife, Erbie Luna Skalka by deed from E. C. Hicks and wife, Vivian P. Hicks, of record in Book 2643, Page 303, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said interest in the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Erbie Luna Skalka her heirs and assigns forever.

And I do covenant with the said Erbie Luna Skalka 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, except as herein stated.

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