BK 3159

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of---------Ten ($10.00)----------

----------DOLLARS

Cash in hand paid by Douglas Edwin Shelton and wife, Gracie Ann Shelton to Pauline Elizabeth Shoun Maxwell and husband A.Joe Maxwell, Jr., and other good and valuable considerations receipt of which is hereby acknowledged and the assumption by the Grantees of the principal balance and interest due on a certain note payable to Guaranty Mortgage Company of Nashville, Tennessee dated December 22, 1955 secured by Deed of Trust of record in Book 2474 page 185, Register's Office for Davidson County, Tennessee.

We, Pauline Elizabeth Shoun Maxwell and husband A.Joe Maxwell, Jr.

have bargained and sold, and by these presents do transfer and convey unto the said Douglas Edwin Shelton and wife, Gracie Ann Shelton

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. 151 on the Map of Donelson Hills Subdivision, as of record in Book 2331, pages 22 and 23, Register's Office for said County.

Said Lot No. 151 fronts 130 feet on the northeasterly side of Graeme Drive and runs back between parallel lines 175 feet to a dead line in the rear.

Being the same property conveyed to Pauline Elizabeth Shoun Maxwell and husband, A. Joe Maxwell, Jr., by deed from C. E. Elrod and wife, Elaine C. Elrod, of record in Book 2486, page 630, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Douglas Edwin Shelton and wife, Gracie Ann Shelton their heirs and assigns, forever.

And we do covenant with the said Douglas Edwin Shelton and wife, Gracie Ann Shelton 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 herein set out and restrictive covenants of record in Book 2396, page 365 R.O.D.C.Tenn and Plan of Record in Book 2331 Pages 22 & 23. And Pauline Elizabeth Shoun Maxwell and husband A. Joe Maxwell, Jr. do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Douglas Edwin Shelton and wife, Gracie Ann Shelton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 12th day of November, 19 60

Pauline Elizabeth Shoun Maxwell

A. Joe Maxwell, Jr.

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