K 3282

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $12,250.00

TWELVE THOUSAND TWO HUNDRED FIFTY AND NO/100---------- **DOLLARS**

OF WHICH SUM, $1,691.10 HAS BEEN PAID IN CASH BY FRANK SLEMONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE BALANCE IN THE SUM OF $10,356.90, THE GRANTEE ASSUMES A LOAN SECURED BY DEED OF TRUST TO HERSCHEL GREER, TRUSTEE, TO SECURE ONE NOTE PAYABLE TO GUARANTY MORTGAGE COMPANY IN THE ORIGINAL AMOUNT OF $11,400.00 PAYABLE IN MONTHLY INSTALLMENTS OF $66.69 EACH BEGINNING SEPTEMBER 1, 1967 AND CONTINUING MONTHLY UNTIL FULLY PAID, OF RECORD IN BOOK 2664, PAGE 551, RODC, TENNESSEE.

WE, CARL L. PELT AND WIFE, LESTER ANNE PELT

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** FRANK SLEMONS, HIS

_____ **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. 113 ON THE PLAN OF KEMPER HEIGHTS OF RECORD IN BOOK 2331, PAGES 65 AND 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 113 FRONTS 175 FEET ON THE NORTHEASTERLY SIDE OF WESTCHESTER DRIVE AND RUNS BACK 224 FEET ON THE SOUTHWESTERLY LINE AND 291.4 FEET ON THE NORTHEASTERLY LINE TO A BROKEN LINE IN THE REAR AND MEASURES 259.4 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CARL L. PELT AND WIFE, LESTER ANNE PELT BY DEED FROM JOSEPH H. RUTHERFORD ET UX, OF RECORD IN BOOK 2693, PAGE 261, RODC, 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 FRANK SLEMONS

HIS **heirs and assigns, forever.**

And WE **do covenant with the said** FRANK SLEMONS

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 FORTH ABOVE.

And WE, CARL L. PELT AND WIFE, LESTER ANNE PELT **do further covenant and bind** OURSELVES, OUR **heirs and representatives, to warrant and forever defend the title to the said land to the said** FRANK SLEMONS

HIS **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness OUR **hand** S **this** 21ST **day of** SEPTEMBER, **19** 61

Evelyn J. Langston
Notary Public, Fulton County, Georgia
My Commission Expires January 13, 1964

Mrs Lester Anne Pelt
Carl L. Pelt

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