K 3342

For and in consideration of the sum of TWELVE HUNDRED AND FOUR DOLLARS AND NO/100---------- DOLLARS ($1,204.00), cash in hand paid by the grantees herein, the receipt for which is hereby acknowledged, and for the remainder, the said grantees herein agree to assume the unpaid balance of a deed of trust executed by Charles M. Jones and wife, Frances Jones to Louis Leftwich Jr., Trustee, dated January 20, 1959, recorded January 22, 1959, of record in Book 2891, page 497, Register' Office for Davidson County, Tennessee, given to secure the original principal sum of $13,100.00 payable to Fidelity Federal Savings & Loan Association. And for the remainer the grantees herein agree to assume the unpaid balance of a deed of trust in the original amount of $2600.00, payable in equal monthly installments of $43.33 monthly. Interest is included in note to Vaden Lackey, Jr., trustee, dated December 27, 1960, as of record in Book 3196, page 463, RODC, Tennessee.

Charles M. Jones and wife, Frances Jones,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Rual Sinclair Newton and wife, Elawese W. Newton

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Nob Hill, as of record in Book 2663, page 31, REgister's Office for said County.

Said Lot No. 15 fronts 130 feet on the westerly side of Knobview Drive and runs back 211.9 feet on the north line and 198.8 feet on the South line to a dead line in the rear on which it measures 151 feet.

Being the same property conveyed to Charles M. Jones and wife, Frances Jones by deed from Evans & Crockett, Inc. as of record in Book 2863, page 323, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 12th day of Februaty, 1962

Charles M. Jones

Frances Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Betty J. Wilson, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles M. Jones and wife, Frances 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, the 12th day of February, 1962

Betty J. Wilson
Notary Public

My commission expires: Aug. 18, 1965

WARRANTY DEED

From 84966

Charles M. Jones and wife, Frances Jones

To

Rual Sinclair Newton and wife, Elawese W. Newton

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of FEB A.D. 1962 at 11:50 o'clock A M.
Noted in Book 1411 Page 206
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By C. McConnell
Deputy Reg.

MADISON TITLE COMPANY
523 Gallatin Rd.
Madison, Tennessee

PG 485