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WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ ($4100.00)

Forty one hundred and 00/100 DOLLARS

Twenty three hundred, eighty three and 21/100 ($2383.21) dollars cash in hand paid by Daniel W.Fisher and wife Virginia Ethelene Fisher, receipt of which is hereby acknowledged; for the balance of purchase money, the said Daniel W. Fisher and wife Virginia Ethelene Fisher have this day assumed and agree to pay when due seventeen hundred, sixteen and 79/100 ($1716.79) dollars, being the principal unpaid balance of a $2000.00 note, dated October 28,1946, with interest at 6% per annum and a service fee of 1 % per annum, payable in monthly installments of $22.21 each, beginning September 25,1947, to be applied first to interest and service fee and the balance to principal, secured by deed of trust executed by Harold J.Baker and wife to Albert H.Thomas,Trustee to secure Nashville Trust Company, of record in Book 1315 page 83 of the Register's Office for Davidson County,Tennessee.

We, Harold J.Baker and wife Anna L.Baker, [redacted]

have bargained and sold, and by these presents do transfer and convey unto the said Daniel W.Fisher and wife Virginia Ethelene Fisher

theirs heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot number 26 on the Map of Beaumont Place, of record in Book 332,page 38 of the Register's Office for Davidson County,Tennessee.

Said lot number 26 fronts 50.5 feet on the easterly side of Manchester Avenue and runs back between lines 164 feet 5 inches on the south line and 165 feet 10 inches on the north line, to an alley in the rear,on which it measures 50 feet 2 inches.

Being the same property conveyed to Harold J.Baker and wife Anna L.Baker by deed from W.H.Mathis and wife of record in Book 1345,page 201 of the Register's Office for Davidson County,Tennessee.

Taxes for the year 1947 prorated as of date of deed and paid by conveyors.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said their Daniel W.Fisher and wife Virginia Ethelene Fisher heirs and assigns forever.

And we do covenant with the said Daniel W.Fisher and wife Virginia Ethelene Fisher 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.

And we, Harold J.Baker and wife Anna L.Baker do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Daniel W.Fisher and wife Virginia Ethelene Fisher, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14th day of October, 1947

Harold J.Baker

Anna L. Baker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, K.H.McKee, a Notary Public in and for said County and State, the within named Harold J.Baker and wife Anna L.Baker

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 14th day of October, 1947

Commission expires April 3,1948

K.H.McKee
Notary Public

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