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WARRANTY DEED

For and in consideration of the sum of $1.00 cash to me in hand paid, receipt of which is hereby acknowledged, I Emma Baldwin, unmarried, have bargained and sold and by these presents do transfer and ~~DOMMARX~~ convey unto Amanda Henderson for her sole and separate use and estate, free from the marital rights and control of her present or any future husband, with full power to mortgage, sell or convey as a single woman, her

~~have bargained and sold, and by these presents do transfer and convey unto the said~~

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. 26, on the Plat of the Power Company, being a Subdivision of part of Bostick's Second Addition as of record in Book 421, page 65, Register's Office for said County. Said Lot No. 26 fronts 51.6 feet on the westerly side of 18th Avenue North and runs back 148 feet on the northerly line, and 161 feet on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Robert Lusk by deed from Thomas Connelly, Mary Connelly Walsh and Nora Connelly McSwiney, of record in Book 1248, page 355, said Register's Office, and the same property conveyed to Thomas Henderson and wife, Amanda Henderson by deed from Robert Lusk and wife, Binnie Briggs Lusk, of record in Book 1274, page 66, R. O. D. C. Tennessee. Being the same property this day conveyed to me by deed from Thomas Henderson and Amanda Henderson for the purpose of re-conveyance to the said Amanda Henderson for her sole and separate use and estate, and the said Amanda Henderson takes this property subject to any and all unpaid taxes, if any, and any and all liens and encumbrances which she hereby assumes and agrees to pay. The sole purpose of this deed and of the previous deed to me from Thomas Henderson and Amanda Henderson is to do away with the estate by the entirety in Thomas and Amanda Henderson and to convey to Amanda Henderson the estate for her sole and separate us with power to convey as a Femme Sole.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Amanda Henderson, for her sole and separate use and estate as set forth above, her heirs and assigns, forever.

And I do covenant with the said Amanda Henderson 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 above set forth

And I, Emma Baldwin do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Amanda Henderson, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 20th day of March, 1948

Emma Baldwin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs Ethel M Frazer, a Notary Public in and for said County and State, the within named Emma Baldwin, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of March, 1948

Commission expires ~~January 15, 1948~~

Mrs Ethel M Frazer
Notary Public

SM 10-47 F. & P. CO. 93c

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