K 1641

WARRANTY DEED Form 1061 Published by Tennessee Title Company

For and in consideration of the sum of $ 1.00----------

One and no/100---------- DOLLARS

paid to us in cash, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Rolling Acres, Inc.

have bargained and sold, and by these presents do transfer and convey unto the said Lildred D. Baker and wife, Juanita J. Baker, their

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

Being Lot No. 44 on the Map of Rolling Acres No. 2, Section One, as of record in Book 1484, page 45, Register's Office for said County.

Said Lot No. 44 fronts 75 feet on the easterly side of Groves Park Road and runs back between lines 165 feet to the westerly line of the L & N Railroad right-of-way, measuring 76.83 feet thereon.

Being part of the property conveyed to Rolling Acres, Inc., by deed from John U. Wilson and wife, et al, of record in Book 1581, page 371, said Register's Office.

This conveyance is made subject to restrictions in Book 1541, page 101 and in Book 1627, page 281, 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 said Lildred D. Baker and wife, Juanita J. Baker, their heirs and assigns, forever.

And we do covenant with the said Lildred D. Baker and wife, Juanita J. Baker that we are lawfully seised and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Rolling Acres, Inc. do further covenant and bind ourselves, our successors heirs and representatives, to warrant and forever defend the title to the said land to the said Lildred D. Baker and wife, Juanita J. Baker, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28 day of September, 194 8

ATTEST: H E McGrath Secretary-Treasurer

ROLLING ACRES, INC.
BY: John U. Wilson President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 194__

Commission expires _____

_____ Notary Public

G 127