WARRANTY DEED Form 1948 Published by Tennessee Title Company

For and in consideration of the sum of $ 1450.00 (One thousand four hundred fifty)
DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and the assumption by the Grantees herein of the balance of an indebtedness in the amount of $4358.28 secured by a deed of trust on the property herein conveyed, executed by Fred T. Nollner and wife to Albert H. Thomas, Trustee, of record in book 1366, page 304, Register's Office for Davidson County, Tennessee, to secure to Nashville Trust Company the payment of a note for $5,100.00, dated May 23, 1946 and payable in 180 monthly installments of $37.73 each, beginning on the 23rd day of June 1946, said sum including principal and interest at the rate of 4% per annum and continuing said payments up to and including May 23, 1961,

We, Fred T. Nollner and wife, Esther Nollner have bargained and sold, and by these presents do transfer and convey unto the said Mary K. Baugh and Margaret E. Baugh, 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. 16 on the map of the Eastland Baptist Church Subdivision of Blocks "B" and "C" of Young Wilhoite's Plan of the Douglas Property, as of record in book 421, page 155, Register's Office for said County.
Said lot No. 16 fronts 51 feet 6 inches on the southerly side of Douglas Avenue and runs back 119 feet 6 inches on the westerly line and 129 feet 6 inches on the easterly line, to an alley, measuring 50 feet thereon.
Being the same property conveyed to Fred T. Nollner and wife, Esther Nollner, by deed from Reta Mai Patterson, of record in book 1360, page 232, said Register's Office.
1948 taxes have been pro-rated and assumed by the Grantees.
Subject to restrictive covenants contained in deed from Geo. B. Graves, et al, Trustees, to Mrs. W. A. Lucas, of record book 549, page 208, 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 Mary K. Baugh and Margaret E. Baugh, their heirs and assigns, forever.

And we do covenant with the said Mary K. Baugh and Margaret E. Baugh 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 noted.

And we, Fred T. Nollner and wife, Esther Nollner do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mary K. Baugh and Margaret E. Baugh, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of October, 1948

x Fred T. Nollner
Esther Nollner

STATE OF KENTUCKY
Davidson County
JEFFERSON

Personally appeared before me John R. Mueller, Jr. Fred T. Nollner, a Notary Public in and for said County and State, the within named Fred T. Nollner

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained. Witness my hand and official seal at JEFFERSON, Ky, this 16 day of October, 1948

Commission expires Notary Public, Jefferson County, Ky.
My Commission Expires Jan. 30, 1949

John R. Mueller Jr.
Notary Public