WARRANTY DEED   Form 1002   Published by Tennessee Title Company

For and in consideration of the sum of $ 12,500.00 - - - - - - - - - - - - - - - - - -

- - - - - - TWELVE THOUSAND FIVE HUNDRED AND NO/100 - - - - - - - - - - - - **DOLLARS**

$5,033.36 cash in hand paid by John T. Hailey, Jr. and wife, Anne Hailey, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said John T. Hailey, Jr. and wife, Anne Hailey, of an indebtedness in the amount of $7,466.64, which indebtedness originally amounted to $8,000.00 and is fully described in a Deed of Trust by Harold Sanford Baker and wife, to Ralph C. Price, Tr., of record in Book 1545, page 549, Register's Office for Davidson County, Tennessee, we, Harold S. Baker and wife, Ozelia O. Baker,







have bargained and sold, and by these presents do transfer and convey unto the said John T. Hailey, Jr. and wife, Anne Hailey,

their 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 the South 1/2 of Lot No. 13 on the Map of Belmont Terrace, of record in Book 421, page 101, Register's Office for said County. Said part of said lot fronts 50 feet on the westerly side of Belmont Boulevard and runs back 181.2 feet on the southerly line and 181 feet more or less on the northerly line, to an alley on which it measures 50 feet more or less.

Being the same property conveyed to Harold S. Baker and wife, Ozelia O. Baker, by deed from James H. Shannon and wife, of record in Book 1536, page 625, said Register's Office.

Subject to restrictions in Book 354, page 94, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John T. Hailey, Jr. and wife, Anne Hailey, their heirs and assigns, forever.

And we do covenant with the said John T. Hailey, Jr. and wife, Anne Hailey, 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 described above.

And we, Harold S. Baker and wife, Ozelia O. 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 John T. Hailey, Jr. and wife, Anne Hailey, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of December, 1948

Harold S. Baker

Ozelia O. Baker

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Lenora Underwood, a Notary Public in and for said County and State, the within named Harold S. Baker and wife, Ozelia O. 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 5th day of December, 1948

Commission expires January 11, 1950   Lenora Underwood
Notary Public