K 1679

WARRANTY DEED

For and in consideration of the sum of Three Thousand ($3,000.00) Dollars

DOLLARS

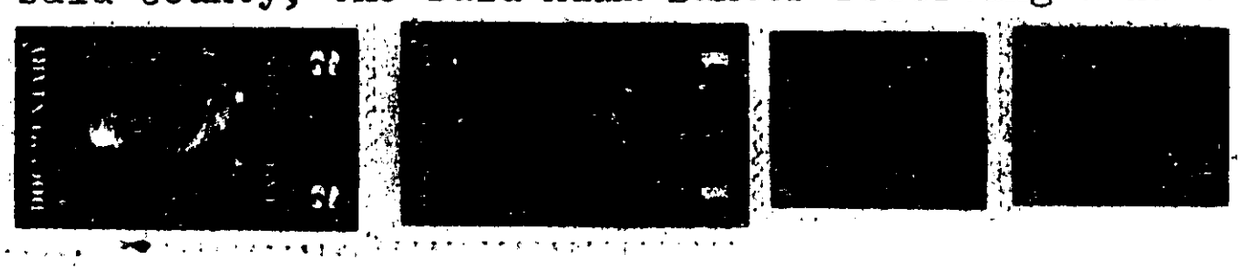
Cash in hand paid by J. C. Midgett and wife, Helen Baxter Midgett, the receipt of which is hereby acknowledged, we, Alma Baxter, Buford Baxter, Ethel Frances Baxter Dies, and Ernestine Baxter Harrington

have bargained and sold, and by these presents do transfer and convey unto the said J. C. Midgett and wife, Helen Baxter Midgett their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, a short distance south of the old Nashville and Clarksville Road, described as follows:

Beginning at a stake in the center of a road, J. F. Knight's southwest corner; thence with his south line, south 89° east 32.7 poles to a stake in Griffin's west line; thence with the said line, south 1° west 39 poles, more or less, to a stake; thence north 89° west 32.76 poles to a stake in said road; thence with the center of said road, north 1° east 39.1 poles to the beginning, containing 10 acres and 47 poles, be the same, more or less.

Being the same property conveyed to Buford Baxter, Garland Baxter, Ethel Frances Baxter and Ernestine Baxter, by deed from Alma Baxter, of record in book 1110, page 19, Register's Office for said County, the said Alma Baxter reserving a life estate therein.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. C. Midgett and wife, Helen Baxter Midgett their heirs and assigns, forever.

And we do ~~covenant~~ covenant with the said J. C. Midgett and wife, Helen Baxter Midgett 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 do further ~~covenant~~ covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. C. Midgett and wife, Helen Baxter Midgett heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of January, 1949

Alma Baxter — Ethel Frances Baxter Dies

Buford Baxter — Ernestine Baxter Harrington

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ocie Plato, a Notary Public in and for said County and State, the within named Alma Baxter, Buford Baxter, Ethel Frances Baxter Dies, and Ernestine Baxter Harrington

the bargainors, 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 office, this 19th day of January, 1949

Commission expires January 6, 1953

Ocie Plato
Notary Public

G 635