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WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 13,800.00

THIRTEEN THOUSAND EIGHT HUNDRED AND NO/100 - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by W. G. Baker and wife, Jennie P. Baker, the receipt of which is hereby acknowledged, we, Leonard E. Wedel and wife, Juanita May Wedel have bargained and sold, and by these presents do transfer and convey unto the said W. G. Baker and wife, Jennie P. Baker, 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 lot No. 3 and the southerly half of lot No. 2 on the plan of Bransford Realty Company's Addition to Myrtlewood, as of record in book 547, page 117, Register's Office for said County.

Said lot No. 3 and the southerly half of lot No. 2 front together 92½ feet on the easterly side of Craighead Avenue and run back between parallel lines, 180 feet to a dead line.

Being the same property conveyed to Leonard E. Wedel and wife, Juanita May Wedel, by deed from Charles Nelson and Nashville Trust Company, as Trustees under the will of W. D. Trabue, deceased, of record in book 1286, page 221, 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 W. G. Baker and wife, Jennie P. Baker, their heirs and assigns, forever.

And we do covenant with the said W. G. Baker and wife, Jennie P. Baker 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 the 1949 City and 1949 State and County taxes which have been pro-rated and are assumed by the grantees. And we, Leonard E. Wedel and wife, Juanita May Wedel do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. G. Baker and wife, Jennie P. Baker, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of May, 1949

Leonard E. Wedel

Juanita May Wedel

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named Leonard E. Wedel and Juanita May Wedel 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 4th day of May, 1949

Commission expires April 18, 1951.

Hugh J. Bradley
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of MAY 1949 at 10:19 o'clock A. M.
Noted in Book 69 Page 341
Recorded in Book Page
Recording Fee $1.50
FELIX Z. WILSON, Register
By M M Deputy Reg.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

MEMORY

WARRANTY DEED

FROM
Leonard E. Wedel et ux

TO
W. G. Baker et ux

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69422
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