K 1725

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 6,600.00 - - - - - - - - - - - - - - - - - - - - - -

Six Thousand Six Hundred and No/100 - - - - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged,

E. S. E. Homes, Inc., a Tennessee Corporation, with its principal office and place of business at Nashville, Tennessee

has ~~bargained~~ does bargained and sold, and by these presents ~~do~~ transfer and convey unto the said Carney M. Baker and wife, Mary C. 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. 197 on the Map of Miro Meadows, as of record in Book 1124, pages 94 and 95, Register's Office for said County.
Said Lot No. 197 fronts 72 feet on the west side of Aladdin Drive and runs back between lines, 143 feet on the north line, 134.2 feet on the south line to a dead line in the rear on which it measures 78 feet.
Being part of the property conveyed to E. S. E. Homes, Inc., by two deeds from H. H. Richardson, Trustee, et al, of record in Book 1678, page 469, and in Book 1679, page 377, 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 Carney M. Baker and wife, Mary C. Baker their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Carney M. Baker and wife, Mary C. Baker that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And E. S. E. Homes, Inc., does ~~further~~ covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Carney M. Baker and wife, Mary C. Baker their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF E. S. E. HOMES, INC., a Corporation aforesaid has caused this ~~Witness~~ ~~hand~~ ~~this~~ ~~day of~~ ~~1949~~ instrument to be executed by its duly authorized officers on this 31st day of May 1949.

ATTEST: E. S. E. HOMES, INC.

Albert G. Morris, Secretary BY E. S. Evans, 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 509