1728

WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ ---------$10.00--------- DOLLARS

---------TEN AND No/100---------

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, JAMES A. BAKER AND WIFE, LOUISE D. BAKER

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM R. MCKINNEY AND WIFE, OPHELIA H. MCKINNEY THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

LAND IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 90 AND PART OF LOT NO. 91 ON THE UNRECORDED MAP OF DR. R. W. GRIZZARD'S SUBDIVISION OF PART OF THE BOSLEY TRACT, ON 32ND AVENUE SOUTH, DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE OCTOBER 19, 1930, BY ERLE DRAKE COUNTY SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF ORIENT CIRCLE, NOW ACKLEN AVENUE, AT THE COMMON CORNER OF LOTS 89 AND 90, SAID POINT BEING 267.5 FEET EAST OF THE EASTERLY MARGIN OF MARLBOROUGH AVENUE; THENCE WITH THE LINE BETWEEN LOTS 89 AND 90, NORTHERLY 150 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH THE MARGIN OF SAID ALLEY, WESTERLY 59 FEET TO A POINT 10 FEET WEST OF THE COMMON REAR CORNER OF LOTS 90 AND 91; THENCE SOUTHERLY 150 FEET MORE OR LESS TO THE NORTHERLY MARGIN OF SAID ORIENT CIRCLE OR ACKLEN AVENUE, AT THE COMMON CORNER OF LOTS 90 AND 91; THENCE WITH THE MARGIN OF SAID AVENUE, EASTERLY 60 FEET TO THE BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO JAMES A. BAKER BY DEED FROM MARTIN C. JENSEN AND WIFE, OF RECORD IN BOOK 1682, PAGE 77, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS AND EASEMENTS APPLICABLE TO THE ABOVE DESCRIBED PROPERTY.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM R. MCKINNEY AND WIFE, OPHELIA H. MCKINNEY THEIR heirs and assigns, forever.

And WE do covenant with the said WILLIAM R. MCKINNEY AND WIFE, OPHELIA H. MCKINNEY 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, JAMES A. BAKER AND WIFE, LOUISE D. 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 WILLIAM R. MCKINNEY AND WIFE, OPHELIA H. MCKINNEY, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness hands this 6 day of JULY, 1949.

James A. Baker

Louise D. Baker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. R. Kavanaugh, a Notary Public in and for said County and State, the within named JAMES A. BAKER AND WIFE, LOUISE D. 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 6 day of JULY, 1949.

Commission expires April 11, 1951

L. R. Kavanaugh
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

561