1811

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 M. DUNCAN CURREY, JR. AND WIFE, MARTHA H. CURREY 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, NEAR THE CITY OF NASHVILLE, BEING THE NORTHERLY PART OF LOT NO. 1 OF BLOCK 2, ON THE MAP OF W. V. DAVIDSON'S HILLSBORO HIGHLANDS, AS OF RECORD IN BOOK 843, PAGE 23, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT FRONTS 140 FEET ON THE EASTERLY SIDE OF 22ND AVENUE SOUTH AND RUNS BACK BETWEEN PARALLEL LINES 325 FEET TO THE WESTERLY MARGIN OF VALLEY ROAD (PROPOSED) AS SHOWN ON SAID PLAN.

BEING PART OF THE PROPERTY CONVEYED TO JAMES A. BAKER BY DEED FROM WILLIE RUTH DAVIDSON, UNMARRIED, OF RECORD IN BOOK 1714, PAGE 624, SAID REGISTER'S OFFICE.

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 M. DUNCAN CURREY, JR. AND WIFE, MARTHA H. CURREY THEIR heirs and assigns, forever.

And WE do covenant with the said M. DUNCAN CURREY, JR. AND WIFE, MARTHA H. CURREY 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 M. DUNCAN CURREY, JR. AND WIFE, MARTHA H. CURREY THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hands this 28 day of MARCH, 19 50.

James A. Baker

Louise D. Baker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James R. Pearigen Jr., 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 28 day of MARCH, 19 50.

Commission expires June 25, 1954

James R. Pearigen Jr.
Notary Public

95666

WARRANTY DEED

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

TO
M. DUNCAN CURREY, JR. AND WIFE,
MARTHA H. CURREY

KIMBROUGH PHILLIPS COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day MAR 1950
at 10:44 o'clock A.M.
Noted in Book 72 Page 91
Recorded in Book Page
Recording Fee $1.50
FELIX E. WILSON, Register
By M. McGrath D.C.

Published by

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