K 2029

For and in consideration of the sum of $ $10.00

TEN & NO/100 DOLLARS

cash in hand paid and other valuable considerations, the 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 Jessie W. Walker and wife, Ruth G. Walker, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: being the southerly 140 feet of Lot No. 37, and the southerly 140 feet of the easterly 25 feet of Lot No. 36 on the plan of Nashville Trust Company's Subdivision of the Tim H. Moore's Subdivision of record in Book 843, page 79, Register's Office for Davidson County, Tennessee, said parts of said lots being described as follows:
Beginning at a point in the northerly margin of McKennie Avenue, formerly Dayton Avenue, at the corner of Lots Nos. 37 and 38 of said subdivision; thence northwardly with the line between said two lots 140 feet to a point; thence westwardly 75 feet to a point; thence southwardly parallel to the line between Lots Nos. 36 and 37, 140 feet to a point in the northerly margin of McKennie Avenue; thence with the margin of the same 75 feet to the point of beginning.
Being part of the same property conveyed to James A. Baker and wife, Louise D. Baker, by deed from Lloyd H. Mason and wife, Mary B. Mason, of record in Book 2024, page 117, Register's Office for Davidson County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jessie W. Walker and wife, Ruth G. Walker their heirs and assigns, forever.

And we do covenant with the said Jessie W. Walker and wife, Ruth G. Walker 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 Jessie W. Walker and wife, Ruth G. Walker their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of November, 1951.

James A. Baker
Louise D. Baker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances T. Sperry, a Notary Public in and for said County and State, the within named James A. Baker and 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 29th day of November, 1951.

Commission expires Oct. 11, 1953

Frances T. Sperry
Notary Public

WARRANTY DEED

FROM James A. Baker et ux

TO Jessie W. Walker et ux

Please put in Doug Smith's Box

Published by

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