BK 2031

56084

WARRANTY DEED

FROM
Christopher J. Mogan

TO
Joe H. Baker et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day
of DEC 1951
at 2:25 o'clock P.M. and
Noted in Book 77 Page 114
Recorded in Book [illegible] Page [illegible]
Recording Fee..... $2.00
JAMES P. WILSON, Register
By [signature] Dpt. Reg.

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FORM 103 PETER B. PARKS CO., NASHVILLE

G-118734

WARRANTY DEED xyz-d

For and in Consideration of the sum of

One Thousand Two Hundred Fifty ($1,250.00) and no/100 - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by Joe H. Baker and wife, Rachel Pruitt Baker, the receipt of which is hereby acknowledged.



I, Christopher J. Mogan, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Joe H. Baker and wife, Rachel Pruitt Baker, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

A small tract or parcel of land in the 7th, formerly the 11th, Civil District of said County, as follows:
Being the westerly part of lot No. 5 and the easterly part of lot No. 6 on the plan of Bransford Realty Company's Forrest Park Subdivision of part of Belle Meade, as of record in book 421, page 64, Register's Office for said County, described according to a survey made by W. A. Blanchard, Civil Engineer, January 26, 1946, as follows:
Beginning in the center of Meadow-Wood Drive at the southeast corner of the property conveyed to M. M. Hamilton and wife, by deed from Bransford Realty Company, of record in book 499, page 187, said Register's Office; thence with Hamilton's easterly line and a hedge fence, north 40° east 666 feet to Hamilton's northeast corner in the north margin of a 15-foot reserved strip; thence eastwardly 129.5 feet to an iron pin, the northwest corner of lot No. 4; thence with the westerly line of lot No. 4, south 46° 30' west 289.5 feet to a stake, the corner of lots Nos. 4 and 5; thence south 41° 30' west 393 feet to an iron pin, the center of said Drive; thence with the center of said Drive, north 50° west 29 feet to a spike, continuing with the center of said Drive, north 58° 30' west 57 feet to the beginning.
Said property was conveyed to Christopher J. Mogan by deed from Mary F. Mogan of record in book 1345, page 103, Register's Office for said County.

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