K 2039

For and in consideration of the sum of Ten Dollars ($10.00)

DOLLARS

Cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged. And in the further consideration of S. L. Sartain and wife, Bessie Sartain, and Christine Sartain, do assume a loan in the amount of $3127.46, secured by First Federal Savings and Loan Association of Nashville Tennessee. Said note payable with interest, in monthly installments.

We, James W. Baker and wife, Elva B. Baker

have bargained and sold, and by these presents do transfer and convey unto the said S. L. Sartain and wife, Bessie Sartain and Christine Sartain

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 14, on the Map of Hortense Place, of record in Book 161, page 167, Registers Office for said County.

Said Lot No. 14 fronts 50 feet on the easterly side of 33rd Avenue North and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to James W. Baker and wife, Elva B. Baker by deed from Addie Lee Bromwell, a widow, of record in Book 1510, page 161 Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said S. L. Sartain, and wife, Bessie Sartain and Christine Sartain their heirs and assigns, forever.

And we do covenant with the said S. L. Sartain and wife, Bessie Sartain and Christine Sartain 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 W. Baker and wife, Elva B. 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 S. L. Sartain and wife, Bessie Sartain and Christine Sartain their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness 10 hands this 10th day of March, 19 52

James W Baker

Elva B Baker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Eunice Pearson, a Notary Public in and for said County and State, the within named James W. Baker and wife, Elva B. Baker

the bargainors, 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 office, this 10th day of March, 19 52

Commission expires Oct 1st 1955

Eunice Pearson
Notary Public

63055

WARRANTY DEED

FROM

James W. Baker and wife,

Elva B. Baker

TO

S. L. Sartain and wife,

Bessie Sartain and Christine Sartain

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received this 14th day of MAR 20 1952
at 2:31 P.M.
Noted in Book 77 Page 431
Recorded in Book ... Page ...
Recording Fee $ 2.00
JAMES P. WILSON, Reg.
By Eleanore
Dep. Reg.

DO NOT FOLD OR

Attorneys Title Company
Titles Guaranteed
120 Union Street
NASHVILLE, TENN.
Agents For
American Title & Insurance Co.
MIAMI, FLA.

G 615