K 2039

For and in consideration of the sum of $10.00

---TEN AND NO/100--- DOLLARS

Cash paid by Robert D. Baird and Wife, Sammye B. Baird and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Ben Conn and Wife, Carrie Mai Conn

have bargained and sold, and by these presents do transfer and convey unto the said Robert D. Baird and Wife, Sammye B. Baird

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, being Lot No. 42 on the Map of Pleasant View Subdivision of Mrs. McComb's Property of record in Book 421, Page 134, said Register's Office.

Said Lot No. 42 fronts 50 feet on the northerly side of East Radnor, or Reyener, Street and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Ben Conn and Wife, Carrie Mai Conn by deed from the Nashville Trust Company, executor, of record in Book 975, Page 37, Register's Office for Davidson County, Tennessee.

Property conveyed subject to Restrictive covenants contained in instrument of record in Book 975, Page 37, Register's Office for Davidson County, Tennessee.
Said land shall not be sold, leased or conveyed to persons of African blood or descent or occupied by any such persons except in the capacity of servants.
No residence shall be erected on said property at a cost of less than $1500.00
Said land shall be used exclusively for residential purposes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert D. Baird and Wife, Sammye B. Baird their heirs and assigns, forever.

And We do covenant with the said Robert D. Baird and Wife, Sammye B. Baird 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., except 1952 Taxes which have been pro-rated and purchaser will pay when due.

And We, Ben Conn and Wife, Carrie Mai Conn do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert D. Baird and Wife, Sammye B. Baird heir heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 20th day of March, 19 52.

Ben Conn

Carrie Mai Conn

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thelma Neal, a Notary Public in and for said County and State, the within named Ben Conn and Wife, Carrie Mai Conn

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 office, this 20th. day of March, 19 52

Commission expires Jan. 29, 1955

Thelma Neal
Notary Public

WARRANTY DEED

FROM

BEN CONN AND WIFE,

CARRIE MAI CONN

TO

ROBERT D. BAIRD AND WIFE

SAMMYE B. BAIRD

Tennessee Federal Savings & Loan Assn.

Zoll

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20 MAR 1952 37 77 431

Fee 2.00

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