2046

For and in consideration of the sum of _____

Ten and no/100 DOLLARS
cash in hand paid, and other good and valuable considerations, received and accepted as cash, we Arthur C.Burt and wife Elizabeth P.Burt,

have bargained and sold, and by these presents do transfer and convey unto the said Albert Hatcher Baxendale, Jr. and wife, Loura Jane Herndon Baxendale, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:



Being Lot No.37 on the Map of Part 1, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for said County.

Said lot No.37 fronts 100 feet on the easterly side of Sneed Avenue, and runs back 203.2 feet on the northerly line and 208.2 feet on the southerly line, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Arthur C.Burt and wife, Elizabeth P.Burt, by deed of Fred H.Brown and wife Gertrude Brown, as of record in Book 1717, page567, Register's Office for Davidson County, Tennessee, to all of which reference is herein made for other and further description, subject to all restrictions.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Albert Hatcher Baxendale, Jr. and wife, Loura Jane Herndon Baxendale, their heirs and assigns, forever.

And we do covenant with the said Albert Hatcher Baxendale, Jr. and wife Loura Jane Herndon Baxendale 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 for 1952 taxes which are pro-rated and assumed.

And we, Arthur C. Burt and wife Elizabeth P.Burt,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Albert Hatcher Baxendale, Jr. and wife, Loura Jane Herndon Baxebdale, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of May, 19 52

Arthur C Burt
Elizabeth P. Burt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William Grosdof, a Notary Public in and for said County and State, the within named Arthur C. Burt and wife, Elizabeth P.Burt

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 13th day of May, 19 52

Commission expires January 6th,1953

William Grosdof
Notary Public

67629

WARRANTY DEED

FROM
Albert C. Burt and wife, Elizabeth P.Burt

TO
Albert Hatcher Baxendale, Jr. and wife Loura Jane Herndon Baxendale.

Hill Goodpasture
Nashville Tenn

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record MAY 13 1952
at 11:55 A.M.
Noted in Book 2831
Recorded in Book F.O.
Recording Fee $.50
JAMES P. WILSON, Register
By M. McGinley, Dpt. Reg.

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

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