2144

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and no/100---------- ----------($10.00)---------- **DOLLARS** and other good and valuable considerations, paid in cash, the receipt of which is hereby acknowledged, we, Harold W. Vandercook and wife, Addie Elizabeth Vandercook

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** James P. Baggett and wife, Rena S. Baggett, 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. 54 on the Map of Morningside Heights, Section 1, as of record in Book 1130, page 76, Register's Office for said County, and described as follows:

Beginning at a point in the east margin of Argle Avenue at the corner of Lots Nos. 54 and 55; thence with the line between said lots easterly 178.1 feet; thence south 16° west 77 feet to the north margin of Barry Drive; thence with the margin of the same westerly 130.4 feet to a concrete monument at the beginning of a curve; thence around said curve in a northwesterly direction 47.1 feet to the easterly margin of Argle Avenue; thence with the margin of the same northerly 50 feet to the beginning.

Being the same property conveyed to Harold W. Vandercook and wife, Addie Elizabeth Vandercook, by deed from Cornelius W. Bell and wife of record in Book 2104, page 561, 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 James P. Baggett and wife, Rena S. Baggett, their **heirs and assigns, forever.**

And we **do covenant with the said** James P. Baggett and wife, Rena S. Baggett **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, Harold W. Vandercook and wife, Addie Elizabeth Vandercook **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** James P. Baggett and wife, Rena S. Baggett, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 4th **day of** May, 1953

_____ /s/ Harold W. Vandercook

_____ /s/ Addie Elizabeth Vandercook

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