2196

Book 2214 Page 485

For and in consideration of the sum of $ ($10.00)
- - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees, herein of an unpaid principal balance of $7,702.34 of an original note dated September 1, 1950 in the amount of $8,300.00, which note is secured by a Deed of Trust executed by Francis E. Baujan and wife, to Marvin K. Barry, Trustee, of record in Book 1893, page 215, Register's Office for Davidson County, Tennessee.

We, Francis E. Baujan and wife, Dorothy W. Baujan,

have bargained and sold, and by these presents do transfer and convey unto the said Frank S. Wright and wife, Bessie C. Wright, 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. 20 on the Map of Lindell Heights, as of record in Book 1835, page 14, Register's Office for said County.

Said Lot 20 fronts 78 feet on the east side of Lindell Street and runs back between lines, 170 feet on the north line and 182.4 feet on the south line, which is a broken line, to a dead line in the rear, measuring 36.9 feet thereon.

Being the same property conveyed to Francis E. Baujan and wife, Dorothy W. Baujan, by deed from R. C. Adams and wife, of record in Book 1882, page 220, said Register's Office in R.O.D.C.Tenn.,

This conveyance is made subject to restrictions of record in Book 1766, page 389, and in Book 1876, page 156, and the Plan of record in Book 1835, page 14, which shows an Owner's Certificate, a 30-foot set-back line from Lindell Street, and 20-foot easement along the east or rear line of the lot, and 10-foot easement along the entire south line of the lot for public utilities.

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

And we do covenant with the said Frank S. Wright and wife, Bessie C. Wright, 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 as above set-out.

And we, Francis E. Baujan and wife, Dorothy W. Baujan, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank S. Wright and wife, Bessie C. Wright, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand x this 10th day of September, 19 53.

Francis E. Baujan

Dorothy W Baujan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, MARVIN K. Thompson, a Notary Public in and for said County and State, the within named Francis E. Baujan and Dorothy W. Baujan

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 Nashville, Tennessee, this 10th day of September, 19 53.

Commission expires July 12, 1954

Marvin A. Thompson
Notary Public

$ 11000

WARRANTY DEED

FROM Francis E. Baujan et ux

110143

TO Frank S. Wright et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY 14 day
Received for record SEP 1953
at 2:20 o'clock P. M. and
Noted in Book 2214 Page 485
Recording Fee $ 2.00
JAMES B. WILSON, Register
By Deputy Register

Mailed by

MPANY
E

Office
TITLE INSURANCE
RPORATION
Virginia

2196

483