K 2199

WARRANTY DEED Form 1061 Published by Tennessee Title Company

For and in consideration of the sum of $ Eighteen hundred ($1800.00) DOLLARS cash in hand paid by H.E. Baker and wife, Ruth N. Baker, receipt of which is hereby acknowledged.

we, H.B. Alexander and wife, Katherine Alexander

have bargained and sold, and by these presents do transfer and convey unto the said H.E. Baker and wife, Ruth N. Baker 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, described as follows: being the Westerly part of Lot No. 22 on the plan of Montague Park, as of record in Book 421, page 141, Register's Office for said County.

Said part of Lot No. 22 fronts 80 feet on the Northerly side of Bluegrass Avenue, and runs back 199½ feet, more or less, on the Easterly line and 191½ feet on the Westerly line, to a dead line, measuring 82 feet thereon. Being the same property conveyed to H.E. Baker and wife, Ruth N. Baker, by deed of Mildred Lewis, Norman Lathra, et al, of record in Book 1194, page 309, Register's Office for Davidson County, Tennessee. Reference is also made to Book 1942 and page 22. This conveyance is being made subject to a debt in the amount of about $400.00 to the First Federal Savings & Loan Association of Nashville, which indebtedness is secured by a deed of trust on the property herein conveyed, of record in Book 1790, page 187, R.O.D.C., Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H.E. Baker and wife Ruth N. Baker their heirs and assigns, forever.

And we do covenant with the said H.E. Baker and wife Ruth N. Baker 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 by the indebtedness above described.

And We H.B. Alexander and wife Katherine Alexander do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said H.E. Baker and wife Ruth N. Baker their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15 day of October, 1952.

H.B. Alexander

Katherine Alexander

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mary F. Rains, a Notary Public in and for said County and State, the within named H.B. Alexander and wife Katherine Alexander

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 15 day of October, 1952

Commission expires April 17 1956

Mary F. Rains
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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