2201

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - - ($10.00) - - - - - - - - - - - - - - - - - Ten Dollars cash and other good and valuable consideration - - - DOLLARS

Cash in hand paid by Chester B aggett and wife, Lucille R. Baggett, receipt of which is hereby acknowledged,

I, Marie S. Hulan

have bargained and sold, and by these presents do transfer and convey unto the said Chester Baggett and wife, Lucille R. Baggett

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 parts of Lots Nos. 51 and 52 on the Map of the Subdivision of the Casper Zopfi Place, as of record in Book 332, page 167, Register's Office for Davidson County, Tennessee, being the northerly 50 feet of Lot No. 7 on the Plan of Susie V. Demonbreun's Re-subdivision of part of Lots Nos. 51, 52, and 53 of the Casper Zopfi Place, not of record, described according to a survey made by Ben M. Moore, Jr., Surveyor, March 26, 1947, as follows:

Beginning on the easterly margin of Keeling Avenue, at a point 156.2 feet north of the northeast corner of said Avenue, and Trinity Lane; thence with said Avenue northwardly 50 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots eastwardly 150 feet; thence southwardly 50 feet; thence north 86° 30' west 150 feet to the beginning.

Being the same property conveyed to Marie S. Hulan, femme. Sole, by deed from William F. Monahan and wife, Ruby T. Monahan, of record in Book 2043, page 113, 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 Chester Baggett and wife, Lucille R. Baggett their heirs and assigns, forever.

And I do covenant with the said Chester Baggett and wife, Lucille R. Baggett that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Marie S. Hulan do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Chester Baggett, and wife, Lucille R. Baggett, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this fifteenth day of October, 19 53

Marie S. Hulan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Marbut G. Gaston, a Notary Public in and for said County and State, the within named Marie S. Hulan, the bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 15th day of October, 19 53

Commission expires January 23, 1957

Marbut G. Gaston
Notary Public

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