K 2270

WARRANTY DEED — Form 101 — Published by Tennessee Title Company

For and in consideration of the sum of $10.00

Ten and No/100 ---------- DOLLARS

cash in hand paid by Willie H. Baker, Sr. and wife, Brownie M. Baker the receipt of which is hereby acknowledged, and other good and valuable considerations,

We, C. G. Caldwell and wife, Ruby Caldwell

have bargained and sold, and by these presents do transfer and convey unto the said Willie H. Baker, Sr. and wife, Brownie M. Baker

hereinbefore designated, 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. 74 on the Map of Anderson Estates, Section One, not of record, being a Re-subdividion of Tracts 1 and 13 of the Anderson Property as of record in Book 1130, page 37, Register's Office for said County, and described according to a copy of a plan thereof made by Anderson & Gee, Surveyors, as follows:

Beginning at a point on the east margin of McArthur Drive, at the common corner of Lots 73 and 74; thence with the line between said lots, eastwardly 136 feet to a point, a corner of Lots 27 and 28; thence with the line between Lots 27 and 74, southwardly 65 feet to a corner of Lots 26 and 75; thence with the line between Lots 74 and 75, westwardly 136 feet to the easterly margin of McArthur Drive; thence with the margin of the same northwardly 65 feet to the beginning.

Being the same property conveyed to C. G. Caldwell and wife, Ruby Caldwell, by deed from C. M. Grace, Sr. and wife, of record in Book 2244, page 123, said Register's Office.

This conveyance is made subject to all restrictive covenants applicable to said subdivision.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Willie H. Baker, Sr. and wife, Brownie M. Baker

And we do covenant with the said Willie H. Baker, Sr. and wife, Brownie M. 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.

And we, C. G. Caldwell and wife, Ruby Caldwell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Willie H. Baker, Sr. and wife, Brownie M. Baker

Witness our hand s this 5th day of March, 1954.

C G Caldwell

Ruby Caldwell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. L. Walden, a Notary Public in and for said County and State, the within named C. G. Caldwell and wife, Ruby Caldwell

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 5th day of March, 1954

Commission expires [illegible] 6, 1954

J. L. Walden
Notary Public

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