K 2332

WARRANTY DEED Form 1101 **Published by Tennessee Title Company**

For and in consideration of the sum of $10.00 -

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cash in hand paid by William Carter Baggett and wife, Virginia Faye Baggett, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Central Mortgage Company, a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto the said William Carter Baggett and wife, Virginia Faye 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. 357 on the Map of Section Five, Crieve Hall Estates, as of record in Book 2133, page 91, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being part of the property conveyed to Central Mortgage Company by two deeds from Crieve Hall Estates, Inc., of record in Book 2274, page 126, and in Book 2276, page 417, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2277, page 110, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 91, which shows an Owner's Certificate, certain easements and set-back lines.

The warranties herein are limited to the sale price of the above described lot without improvements, this being the Grantors sole interest in said property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Carter Baggett and wife, Virginia Faye Baggett, their heirs and assigns, forever.

And Central Mortgage Company does covenant with the said William Carter Baggett and wife, Virginia Faye Baggett, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except taxes for 1954, which are assumed by the Grantees herein.

And Central Mortgage Company does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said William Carter Baggett and wife, Virginia Faye Baggett, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Central Mortgage Company has caused this instrument to be executed by its duly authorised officers on this 21st day of September, 1954.

ATTEST: CENTRAL MORTGAGE COMPANY

By: H. Paul Griffin BY: [signature]

Secretary President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ____________, a Notary Public in and for said County and State, the within named ____________

the bargainor___, with whom I am personally acquainted, and who acknowledged that ______ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ____________, Tennessee, this ______ day of ____________, 19___.

Commission expires ____________

Notary Public

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