K 2335

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 ----------
----------($10.00) ---------- DOLLARS
Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by Wm. Henry Carney and wife, Elinor B. Carney to Herschel Greer, Trustee, of record in Book 2166, page 83, Register's Office for Davidson County, Tennessee, which mortgage the purchasers hereby assume and agree to pay, we,

Wm. Henry Carney and wife, Elinor B. Carney

_____ have bargained and sold, and by these presents do transfer and convey unto the said George Woodson Baker and wife, Virginia Louise 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, being Lots Nos. 24 and 25 on the Map of West End Park Terrace, as of record in Book 547, page 36, Register's Office for said County.

Said lots adjoin and front together 50 feet on the southerly side of St. Francis Avenue and run back between lines 113 feet on the west line of Lot No. 25 and 111.5 feet on the east line of Lot 24, to a dead line in the rear on which it measures 52 feet, more or less.

Being the same property conveyed to Elinor B. Carney and husband, Wm. Henry Carney, by deed from Phillip S. Barksdale and wife, of record in Book 2134, page 565, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George Woodson Baker and wife, Virginia Louise Baker their heirs and assigns, forever.

And we do covenant with the said George Woodson Baker and wife, Virginia Louise 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 as appears of record.

And we, Wm. Henry Carney and wife, Elinor B. Carney do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George Woodson Baker and wife, Virginia Louise Baker, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 9th day of December, 19 54

Wm. Henry Carney

Elinor B. Carney

PG 267