K 2394

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of

Ten & No/100 ($10.00) DOLLARS

cash in hand to us paid by Coulter M. Baggett and wife, Bertha Pauline Baggett, the receipt of which is hereby acknowledged, and the assumption of the balance due on deed of trust of record in book 2072, page 443, Register's Office for Davidson County, Tenn., we, Horace Lacy Decker, Jr., and wife Helen P. Decker,

have bargained and sold, and by these presents do transfer and convey unto the said Coulter M. Baggett and wife, Bertha Pauline 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 lot No. 6 on the plan of a subdivision of the east part of Mrs. Gray's Property, made by W.B. Southgate, Surveyor, not of record, being part of lot No. 35 on the Map of Cumberland Nurseries, as of record in book 161, page 112, Register's Office for said County.

Said lot No. 6 fronts 50 feet on the southerly side of Rose Avenue and runs back between parallel lines parallel with and 247 feet 6 inches westerly from the westerly margin of Wickson Avenue 166 feet to a dead line.

Being the same property conveyed to Horace Lacey Decker, Jr., and wife, Helen P. Decker, by deed from E. C. Armistead, et al, of record in Book 2038, page 33, Register's Office for Davidson County, 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 Coulter M. Baggett and wife, Bertha Pauline Baggett, their heirs and assigns, forever.

And we do covenant with the said Coulter M. Baggett and wife, Bertha Pauline Baggett, 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 balance due under deed of trust executed by Horace Lacy Decker, Jr., et ux, to Herschel Green, Trustee, dated Feb. 28, 1922, filed March 3, 1922, of record In Book 2072, page 443, Register's Office for Davidson County, Tenn.

And we, Horace Lacey Decker, Jr., and wife, Helen P. Decker do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Coulter M. Baggett and wife, Bertha Pauline Baggett, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 7 day of April, 19 55.

Horace Lacey Decker Jr.

Helen P. Decker

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