K 2437

For and in consideration of the sum of $ 10.00

TEN AND NO/100 - **DOLLARS**

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, we, J. A. Baker and wife, Louise D. Baker,

have bargained and sold, and by these presents do transfer and convey unto the said Howell W. Lehning and wife, Roy Ellen Lehning

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. 48 on the Plan of Eastland Acres, Section I, as of record in Book 2133, page 103, Register's Office for said County.
Said Lot No. 48 fronts 94 feet on the north side of Barclay Drive and runs back 173.4 feet on the east line and 194.2 feet on the west line, which is a broken line, to a dead line in the rear measuring 41.8 feet thereon.
Being part of the property conveyed to J. A. Baker by deed from Southern Homesites, Inc., as of record in Book 2296, page 535, said Register's Office.

The above described property is being conveyed subject to restrictive covenants of record in Book 2284, page 612, 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** Howell W. Lehning and wife, Roy Ellen Lehning their **heirs and assigns, forever.**

And we do covenant with the said Howell W. Lehning and wife, Roy Ellen Lehning 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 for 1955 taxes, which the grantees herein assume and agree to pay.

And we, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of June, 1955.

J. A. Baker
Louise D. Baker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named J. A. Baker and wife, Louise D. Baker

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 16th day of June, 1955.

My Commission Expires JULY 15, 1956

Commission expires

Jno. C. Jeffords Notary Public State at Large

13 1-10216-6m

WARRANTY DEED

FROM J. A. BAKER ET UX

TO HOWELL W. LEHNING ET UX

1612 Hillsboro Rd

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of JUN A.D. 1955 at 2:45 o'clock P.M.
Noted in Book 2437 Page 21
Recording Fee $2.20
JAMES P. WILSON, Register
By Dpt. Reg.

DOCUMENTARY TAX PAID

DOCUMENTARY UNITED STATES INTERNAL REVENUE 10 TEN DOLLARS 10

G 21