BK 2438

For and in consideration of the sum of $ 10.00 - - - - -
- - - - - - Ten and No/100 - - - - - - - - - - - - - DOLLARS
cash in hand paid by Batsell Barrett Baxter and wife, Wanda R. Baxter, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We, Robert N. Broadus and wife, Eleanor H. Broadus have bargained and sold, and by these presents do transfer and convey unto the said - - - Batsell Barrett Baxter and wife, Wanda R. Baxter, 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. 21 and the northerly 38 feet of Lot No. 20 of Block "P" on the Plan of Maplehurst Subdivision, as of record in Book 843, pages 22 and 23, Register's Office for said County.
Said lot and part of said lot adjoin and front together 88 feet on the Westerly side of Mayfair Avenue and run back between parallel lines 150 feet to a dead line.
Being the same property conveyed to Robert N. Broadus and wife, Eleanor H. Broadus, by deed from Robert L. Howell and wife, of record in Book 2150, page 195, 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 Batsell Barrett Baxter and wife, Wanda R. Baxter, their heirs and assigns, forever.

And we do covenant with the said Batsell Barrett Baxter and wife, Wanda R. Baxter 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 1955 taxes which the grantees assume & agree to pay, same having been prorated as of 7-1-55.

And We, Robert N. Broadus and wife, Eleanor H. Broadus do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Batsell Barrett Baxter and wife, Wanda R. Baxter, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 24 day of June, 19 55.

Robert N. Broadus

Eleanor H. Broadus

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Francine Wilkes, a Notary Public in and for said County and State, the within named Robert N. Broadus and Eleanor H. Broadus

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 27 day of June, 19 55

Commission expires 7-22-58

Francine Wilkes
Notary Public

G-102776 Tico.

WARRANTY DEED

FROM
ROBERT N. BROADUS ET UX

6209

TO
BATSELL BARRETT BAXTER ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 27 day of JUN A.D. 1955 at 3:15 o'clock P.M.
Noted in Book 84 Page 29
Recorded in Book ____ Page ____
Recording fee $2.00
JAMES P. WILSON, Register
By ____ D.R. Inc.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

SURANCE
ON
ipals

BK 2438 PG 217