BK 2438

For and in consideration of the sum of $ 10.00

TEN AND NO/100 - DOLLARS

Cash in hand paid by the grantee 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 Tolbertus H. Thomas, for her sole and separate use, free from the debts and contracts of her present or any future husband, with full power vested in her to sell, mortgage or otherwise convey, as if she were a feme-sole,

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 47 on the Map of Eastland Acres, Section I, as of record in Book 2133, page 103, Register's Office for said County.
Said Lot No. 47 fronts 86 feet on the north side of Barclay Drive and runs back between lines, 173.3 feet on the east line and 173.4 feet on the west line, to a dead line.
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 restrictions 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 Tolbertus H. Thomas, as set-out above

her heirs and assigns, forever.

And we do covenant with the said Tolbertus H. Thomas, as set-out above

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 1955 taxes, which the grantee herein assumes and agrees 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 grantee herein

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21th day of June, 1955.

J. A. Baker

Louise D. Baker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nancy Junius Hicks, a Notary Public in and for said County and State, the within named J. A. BAKER and wife, LOUISE D. BAKER

the [illegible] with whom I am personally acquainted, and who acknowledged that they executed the [illegible] instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21th day of June, 1955

My Commission Expires July 11th, 1956.

Nancy Junius Hicks
Notary Public

C-102537—gh

WARRANTY DEED

FROM J. A. BAKER ET UX

TO TOLBERTUS H. THOMAS, SOLE AND SEPARATE ESTATE

$13.00

62194

STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record 28 day of JUN A.D. 1955 at 12:32 o'clock P.M.
Noted in Book 84 Page 323
Recorded in Book [illegible] Page 302
Recording Fee $ 2.00
JAMES P. WILSON, Register
By [illegible] D.C.

BK 2438 PG 305