K 2541

WARRANTY DEED Form 1081 Published by Tennessee Title Company

For and in consideration of the sum of $1.00 ---------- ONE AND NO/100 ---------- DOLLARS cash in hand paid by Edward D. Baker and wife, Elizabeth B. Baker, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Mack Estes and wife, Ada S. Estes,

have bargained and sold, and by these presents do transfer and convey unto the said Edward D. Baker and wife, Elizabeth B. Baker,

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

Being parts of Lots Nos. 55, 56 and 57, on the Map of the Robert E. Powers Land, as of record in Book 421, page 56, Register's Office for said County, and described according to a copy of a survey made thereof by George W. Watkins, Surveyor, August 23, 1949, as follows:

Beginning at a point in the westerly margin of Riverside Drive, 22 feet north of the corner of Lots 55 and 56; thence westerly, crossing the line between said lots at 65.4 feet, total distance of 207 feet to a point in the rear line of Lot No. 56, which is 6.5 feet north of the corner of Lots 56 and 57, in the easterly right-of-way line of the L. & N. Railroad; thence with the line of said right-of-way, southerly 52.8 feet to a point which is 15.7 feet north of the southwest corner of Lot 57; thence easterly, crossing the line between Lots 56 and 57 at 144.5 feet, a total distance of 215.5 feet, to the westerly margin of Riverside Drive; thence with the margin of the same, northerly 52 feet to the beginning.

Being the same property conveyed to Mack Estes by two deeds, one from Claude S. Christy and wife, of record in Book 2494, page 207, and one from R. V. Bass and wife, of record in Book 2536, page 335, 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 Edward D. Baker and wife, Elizabeth B. Baker, their heirs and assigns, forever.

And we do covenant with the said Edward D. Baker and wife, Elizabeth B. 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 taxes for 1956 which have been prorated and assumed by the Grantees herein.

And we, Mack Estes and wife, Ada S. Estes, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edward D. Baker and wife, Elizabeth B. Baker, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of June, 1956.

Mack Estes

Ada S. Estes

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Cecil Hicks, a Notary Public in and for said County and State, the within named Mack Estes and wife, Ada S. Estes,

the bargainors, 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 1st day of June, 1956.

Commission expires: [illegible] Cecil Hicks
Notary Public

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