K 2549

WARRANTY DEED

For and in consideration of the sum of ----------$10.00----------

----------TEN AND NO/100----------**DOLLARS**

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE ASSUMPTION OF TWO DEEDS OF TRUST EXECUTED BY NAYLAND R. BAXTER AND WIFE, MATTIE B. BAXTER, TO MILLER KIMBROUGH, TRUSTEE, ONE FOR $6300.00 OF RECORD IN BOOK 1700, PAGE 385, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE SECOND FOR $1550.00 OF RECORD IN BOOK 1700, PAGE 389, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

WE, NAYLAND R. BAXTER AND WIFE, MATTIE B. BAXTER,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES D. WHALEY AND WIFE, OLETA F. WHALEY, 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 NEAR THE CITY OF NASVILLE, AND BEING LOT NO. 69 ON THE MAP OF AIRPORT ESTATES, OF RECORD IN BOOK 1130, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 70 FEET ON THE SOUTHERLY SIDE OF PORTVIEW DRIVE AND RUNS BACK 163.7 FEET ON THE EASTERLY LINE AND 161.5 FEET ON THE WESTERLY LINE, TO A DEAD LINE, MEASURING 70 FEETTHEREON.

BEING THE SAME RROPERTY CONVEYED TO NAYLAND R. BAXTER AND WIFE, MATTIE B. BAXTER, BY DEED FROM R. W. CRAVENS AND WIFE, INEZ CRAVENS, OF RECORD IN BOOK 1713, PAGE 305, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES D. WHALEY AND WIFE, OLETA F. WHALEY, THEIR heirs and assigns, forever.

And WE do covenant with the said JAMES D. WHALEY AND WIFE, OLETA F. WHALEY, 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.

And WE, NAYLAND R. BAXTER AND WIFE, MATTIE B. BAXTER, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES D. WHALEY AND WIFE, OLETA F. WHALEY, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 26TH day of JULY, 19 56

Nayland R. Baxter
NAYLAND R. BAXTER

Mattie B. Baxter
MATTIE B. BAXTER

STATE OF TENNESSEE, TEXAS
Davidson County

Personally appeared before me, ROBERT K. COONROD, a Notary Public in and for the State, the within named NAYLAND R. BAXTER AND WIFE, MATTIE B. BAXTER, the bargainor 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 office, this 26 day of JULY, 19 56

My commission expires 6-1-58

Robert K. Coonrod
Notary Public

PORTER & PARKER CO., NASHVILLE

G 25