K 2595

WARRANTY DEED

FROM

M.G. Baldwin et ux

17594

TO

Clara Yaney

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day
of SEP A.D. 1939 12 M
at 3:30 o'clock
Noted in Book Page
Recorded in Book Page
Receiving Fee
JAMES P. WILSON, Register
By

Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
N. W. Cor. Fourth & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of $100.00 ONE-HUNDRED AND NO/100 DOLLARS

cash or its equivalent paid by Clara Yaney, the receipt of which is hereby acknowledged,

We, M.G. Baldwin and wife Margaret Baldwin

have bargained and sold, and by these presents do transfer and convey unto the said Clara Yaney, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, and being part of the tract of ten Acres, of Marshall Baldwin and wife Margaret Baldwin, as in deed of record in Book 1814, page 147, of the Register's Office for Davidson County, Tennessee, and described as

Beginning in the center of the old Clarksville Road at a point 122 feet East of the common corner Jim Ford land and the land of the said Baldwin's as hereinbefore stated and the same being the Southeast corner of the said Jim Ford's land and the same being the Southwest corner of the said Bakdwin's tract; thence with the center of said Clarksville Road and east 75 feet to a point; thence leaving the Clarksville Road and running Northerly and between parallel lines 150 feet to a dead line.

And it is distinctly agreed and understood that the said Clara Yaney is to build and erect either a four (4) or Five (5) rooms residence of good style the same to be of goodworkmanship within 24 months from date of this deed. And in the event the said residence is not built and erected as aforesaid and within said time, the same will revert to the said Marshall Baldwin and wife Margaret Baldwin, or to the survivor, and then be as never conveyed.

G 229