BK 2602

2145

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
----------TEN AND NO/100---------- DOLLARS

cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Karl E. Haury and Reese L. Smith, Jr.,

have bargained and sold, and by these presents do transfer and convey unto the said Harold S. Baker and wife, Ozelia O. Baker, 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. 1 on the Plan of Lealand Heights, of record in Book 2330, page 71, Register's Office for said County, and described as follows: BEGINNING at a point in the easterly margin of Milesdale Court at the common corner of Lots 1 and 2; thence with the line between said lots easterly 157.5 feet to a point; thence northerly 163.7 feet to a point in the southerly margin of Milesdale Drive; thence with the margin of the same westerly 96.2 feet to a concrete monument at the beginning of a curve; thence around said curve southwesterly 21.42 feet to another concrete monument in the easterly margin of Milesdale Court; thence with the margin of the same southerly 115 feet to the point of beginning.

Being part of the property conveyed to Karl E. Haury and Reese L. Smith, Jr., by deed from H.E. Miles and wife, of record in Book 2151, page 399, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2535, page 285, 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 Harold S. Baker and wife, Ozelia O. Baker, their heirs and assigns, forever.

And we do covenant with the said grantees 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, 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 grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of November, 1956

Karl E. Haury

Reese L. Smith, Jr.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Karl E. Haury and Reese L. Smith, Jr.

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 Nashville, Tennessee, this 19th day of November, 1956.

My Commission Expires May 11, 1960.

Notary Public, State-At-Large

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