BK 2643

24755

WARRANTY DEED G-6055 BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 ****** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged,

ROYAL PETROLEUM CORPORATION, whose charter has been amended to change its name to MEDLIN & IVEY, INC., as shown in Book 2654, page 199, Register's Office for Davidson County, Tennessee,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WENDELL P. BAUGH, JR., and wife, ELIZABETH D. BAUGH,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 250 on the Plan of Hillwood Estates, Section X, of record in Book 2331, pages 95 and 96, Register's Office for said County.

Said Lot No. 250 fronts 150 feet on the southwesterly margin of Greeley Drive and extends back southwestwardly 300 feet between parallel lines to a dead line in the rear measuring 150 feet.

Being the same property convyed to Royal Petroleum Corporation, whose charter has been amended to change its name to Medlin & Ivey, Inc., as shown in Book 2654, page 199, Register's Office for Davidson County, Tennessee, by deed from H. G. Hill Realty Company, of record in Book 2549, page 384, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2549, page 384, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 4th day of April, 1957

ROYAL PETROLEUM CORPORATION, now MEDLIN & IVEY, INC.

Attest: A B Ivey Secretary By: A M Medlin President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 196__.

_____ Notary Public

My commission expires:

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