K 2652

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of SIXTEEN THOUSAND & NO/100 - ($16,000.00) - - - - - - - - - - DOLLARS cash in hand paid by Sarah Margaret Leonard, the receipt of which is hereby acknowledged;

We, John C. Baxter and wife, Hazel S. Baxter

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

Being Lots Nos. 29 and 30 on the Map of S. F. and C. D. Morrow's Subdivision of certain lots in Nathan McNairy's Subdivision of record in Book 332, page 86, Register's Office for said County.

Said Lots adjoin and front together 100 feet on the south side of Morrow Street and run back between parallel lines, 212 feet to the center line of a 15-foot alley.

Being the same property conveyed to John C. Baxter and wife, Hazel S. Baxter, by deed from A. C. Hutcherson and wife, of record in Book 1848, page 605, Register's Office for Davidson County, Tenn.

This conveyance is made subject to restrictions of record in Book 1339, page 223, Register's Office for Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sarah Margaret Leonard her heirs and assigns, forever.

And we do covenant with the said Sarah Margaret Leonard 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 as aforesaid and taxes for 1957 which have been prorated.

And We, John C. Baxter and wife, Hazel S. 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 Sarah Margaret Leonard, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 26th day of June, 19 57

John C. Baxter

Hazel S. Baxter

PG 79