For and in consideration of the sum of $ 10.00

Ten and No/100 DOLLARS
Cash and other good and valuable considerations in hand paid by the grantees herein, the receipt of which is hereby acknowledged.

I, J. R. Coarsey, Trustee

have bargained and sold, and by these presents do transfer and convey unto the said Edwin S. Baxter and wife, Jirina M. Baxter, 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 Lot No. 140 on the Map of Kemper Heights Subdivision, Section I, a plan of which is of record in Book 2133, pages 65 and 66, Register's Office for said County.
Said Lot No. 140 fronts 75 feet on the south side of Westchester Drive and extends back 270 feet on the westerly line and 258.3 feet on the easterly line to a dead line in the rear which measures 84.2 feet thereon.
Being part of the same property conveyed to J. R. Coarsey, Trustee, in three deeds, one from Mrs. Emma Kemper of record in Book 2435, page 205, one from J. C. Oakley and wife, H. W. Crook and wife, of record in Book 2435, page 225, and one from Smith E. Phillips of record in Book 2435, page 223, 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 Edwin S. Baxter and wife, Jirina M. Baxter, their heirs and assigns, forever.

And I do covenant with the said Edwin S. Baxter and wife, Jirina M. Baxter that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except for 1957 taxes which have been pro-rated and assumed by the grantees.
And I, J. R. Coarsey, Trustee do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Edwin S. Baxter and wife, Jirina M. Baxter, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 11th day of July, 19 57.

J R Coarsey Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, James P. Wilson, a Notary Public in and for said County and State, the within named J. R. Coarsey, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 19 57

Commission expires July 22, 1958

James P. Wilson
Notary Public

Warranty Deed

FROM

J. R. Coarsey, Trustee

45271

TO

Edwin S. Baxter, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of Jul A.D. 1957
at o'clock M.
Noted in Book 88 Page 312
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Dpt. Reg.

Published by TENNESSEE TITLE COMPANY