K 2695

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ----------$10.00----------
----------TEN AND NO/100---------- DOLLARS
CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, JAMES HOWARD BROWN AND WIFE, MARY L. BROWN

have bargained and sold, and by these presents do transfer and convey unto the said COULTER M. BAGGETT, JR. AND WIFE, ANN A. BAGGETT

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. 55 ON THE PLAN OF RAYMOND HEIGHTS SUBDIVISION, AS OF RECORD IN BOOK 1424, PAGE 141, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF GATLIN DRIVE, BEING THE COMMON CORNER OF LOTS NOS. 55 AND 56; THENCE SOUTHWARDLY 138.8 FEET ALONG THE LINE BETWEEN LOTS NOS. 55 AND 56 TO A POINT ON THE NORTHERLY LINE OF LOT NO. 47; THENCE WESTWARDLY 60 FEET ALONG THE LINE BETWEEN LOTS NOS. 55, 47 AND 48 TO A POINT, BEING THE COMMON CORNER OF LOTS NOS. 55, 53 AND 48; THENCE, NORTHWESTWARDLY 50 FEET ALONG THE LINE BETWEEN LOTS NOS. 55 AND 53, TO A POINT BEING THE COMMON CORNER OF LOTS NOS. 53, 54 AND 55; THENCE NORTHERLY 108 FEET ALONG THE LINE BETWEEN LOTS NOS. 54 AND 55 TO A POINT IN THE SOUTHERLY MARGIN OF GATLIN DRIVE BEING THE COMMON CORNER OF LOTS NOS. 54 AND 55; THENCE EASTWARDLY ALONG THE MARGIN OF GATLIN DRIVE 100 FEET TO THE POINT OF BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO JAMES HOWARD BROWN AND WIFE, MARY L. BROWN, BY DEED FROM REMBERT WOODROOF AND WIFE, MARGRETTE WOODROOF, OF RECORD IN BOOK 1973, PAGE 295, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said COULTER M. BAGGETT, JR. AND WIFE, ANN A. BAGGETT

THEIR heirs and assigns, forever.

And WE do covenant with the said COULTER M. BAGGETT, JR. AND WIFE, ANN A. BAGGETT 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, JAMES HOWARD BROWN AND WIFE, MARY L. BROWN do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said COULTER M. BAGGETT, JR. AND WIFE, ANN A. BAGGETT

THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 27 day of AUGUST, 1957

Mary L. Brown

James H. Brown

STATE OF ~~TENNESSEE~~ ARKANSAS
~~Davidson~~ County - CRITTENDEN

Personally appeared before me, Bert F. McElroy, a Notary Public in and for said ~~County and~~ State, the within named JAMES HOWARD BROWN AND WIFE, MARY L. BROWN

the bargainor S 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 office, this 27 day of AUGUST, 1957

My Commission expires June 15, 1958

Bert F. McElroy
Notary Public

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