BK 2697

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, W. C. Allen and Donald Guinn,

have bargained and sold, and by these presents do transfer and convey unto the said MYLES M. BALDWIN AND WIFE, DOROTHY HALL BALDWIN, 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. 37 on the Plan of Section I, Bellshire Estates, of record in Book 2133, pages 124 and 125, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of Devonshire Drive at the common corners of Lots 37 and 38; thence northerly with the margin of said Drive 185 feet to a concrete monument at the beginning of a curve; thence around said curve in a northwesterly direction 39.3 feet to a concrete monument in the south margin of Bell Lane; thence with the margin of the said Lane westerly 170 feet to a concrete monument; thence southerly 210 feet to a monument at the corner of Lots 37 and 38; thence easterly with the line between said lots, 195 feet to the point of beginning.

Being part of the property conveyed to W. C. Allen and Donald Guinn, by deed from Charles T. Haynes and wife, Annie Elizabeth Haynes, of record in Book 2454, page 267, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2294, page 346, which were made applicable to Section I, Bellshire Estates, by an instrument of record in Book 2298, page 109, 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 MYLES M. Baldwin and wife, Dorothy Hall Baldwin, 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, except by 1957 taxes which the grantees herein assume and agree to pay.

And we, W. C. Allen and Donald Guinn 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 6th day of September, 1957

Donald Guinn — W. C. Allen

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Mrs. Joe L. Jenkins, a Notary Public in and for said County and State, the within named W. C. Allen and Donald Guinn

the bargainors, 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 September, 1957.

Commission expires May 26, 1958

Notary Public

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