K 2745

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, and the further consideration that the grantees assume and agree to pay the remaining unpaid balance of a note in the original amount of $6,900.00, dated May 4, 1950, executed by the grantors herein, payable to Guaranty Mortgage Company of Nashville, with interest at 4% per annum, both principal and interest payable in monthly installments as set out therein, and secured by a deed of trust of record in Book 1838, page 1, Register's Office for Davidson County, Tennessee, we, Fountain N. Baskette and wife, Evelyn Garrett Baskette, have bargained and sold, and by these presents do transfer and convey unto the said ROY A. LAW AND WIFE, GERTIE VELMER LAW, 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. 29 and the Westerly 50 feet of Lot No. 37 on the Map of Section One, Morningside Heights, of record in Book 1130, page 76, Register's Office for said County.
Said Lot No. 29 is described as follows: BEGINNING at a point in the south margin of Barry Drive at the corner of Lots 29 and 30; thence with the line between said lots southerly 95.4 feet to the north line of Lot 37; thence with the north line of Lots 37 and 38, westerly 174.4 feet to the east margin of Barry Drive; thence with the margin of the same, northeasterly around a curve 153.9 feet to a point, and continuing with the margin of the same, easterly 42.35 feet to the beginning.
Said part of said Lot No. 37 fronts 50 feet on the north side of Berkley Drive and runs back between lines, 93.9 feet on the west line and 98 feet, more or less, on the east line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Fountain N. Baskette and wife, Evelyn G. or Evelyn Garrett Baskette, by two deeds, one from Edward E. Marlin and wife, of record in Book 1846, page 127, and the other from E. E. Marlin and wife, of record in Book 1877, page 97, both of record in the Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy A. Law and wife, Gertie Velmer Law, their heirs and assigns, forever.

And we do covenant with the said grantees herein 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 hereinabove set out, and by 1958 taxes, which the grantees herein assume and agree to pay.
And we, the grantors herein 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 16th day of April, 1958

Evelyn Garrett Baskette
Evelyn Garrett Baskette

Fountain N. Baskette
Fountain N. Baskette

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Fountain N. Baskette and wife, Evelyn Garrett Baskette 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 16th day of April, 1958

My Commission expires May 14th 1960

Jno. C. Jeffords Notary Public State at Large

TENNESSEE TITLE COMPANY

Warranty Deed

G-1210dl dh

FROM FOUNTAIN N. BASKETTE ET UX

TO ROY A. LAW ET UX

77551

PLEASE PUT IN [illegible] TITLE CO.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record APR 16 1958 at 1:45 P.M.
Noted in Book 90 Page 120
Recording Fee $ 1.00
JAMES P. WILSON, Register
Dep. Reg.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

[redacted]

PG 233