K 2746

WARRANTY DEED BEAU E. POLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten DOLLARS ($ 10.00),

Cash in hand paid by the Grantees herein, the receipt of which is hereby acknowledged and other good and valuable considerations, and for the further consideration that the Grantees herein assume and agree to pay the remaining balance of $ 7651.17 of a note dated July 27, 1954 executed by the Grantors herein payable to Fidelity Federal Savings and Loan Association of Nashville, Tennessee and secured by a Deed of Trust of record in Book 2309 Page 109, Register's Office, Davidson County, Tennessee.

James L. Baker and wife Mary Alice Baker

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

William Edgar Callis and wife Esther M. Callis

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 10 and 11 on the plan of McEwen Place as of record in Book 332, page 133, said Register's Office. Said Lots Nos. 10 and 11 front together 68.5 feet on the Southerly side of Eastland Avenue and runs back between parallel lines 139 feet to an alley.

Being the same property conveyed to James L. Baker and wife Mary Alice Baker by Deed from S. D. Harrison and wife Louise W. Harrison, of record in Book 2292 Page 234 Register's Office, Davidson County, Tennessee

The Grantors herein transfer and convey their Escrow account with the Fidelity Federal Savings and Loan Association of Nashville, Tennessee to the within Grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. EXCEPT DEED OF TRUST OF RECORD IN BOOK 2309, PAGE 109, R.O.D.C., TENN., WHICH GRANTEES HEREIN ASSUME, AND TAXES FOR 1958.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 18TH day of APRIL, 1958.

James L. Baker

Mary Alice Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, A. M. PENNINGTON, a Notary Public in and for the State and County aforesaid, personally appeared the within named James L. Baker and wife Mary Alice Baker 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, the 18TH day of April, 1958

My commission expires FEBRUARY 1, 1961.

A. M. Pennington
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 23 day of APR A.D. 1958 at 3:24 o'clock P.M. and recorded in Book 2320 Page 140

Recording Fee $2.00

JAMES P. WILSON, Register

By _____ Dpt. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

[redacted]

Mail to Mr. Wm. E. Callis
1916 Eastland Ave

18

WARRANTY DEED

From

James L. Baker and wife

Mary Alice Baker

To

William Edgar Callis and wife

Esther M. Callis

78300

PG 140