K 2746

For and in consideration of the sum of Twelve Thousand Nine Hundred Fifty and No/100 -----

----------$12,950.00 ----------DOLLARS

Cash in hand paid by James L. Baker and wife, Mary Alice Baker, the receipt of which is hereby acknowledged, we,

John B. Downey and wife, Miriam E. Downey

have bargained and sold, and by these presents do transfer and convey unto the said James L. Baker and wife, Mary Alice Baker

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. 133, Rosewood Heights, Section 4, as of record in Book 2330, page 9, Register's Office for said County. Said Lot No. 133 fronts 80 feet on the east side of Preston Drive and extends back between lines 180.0 feet on the north line and 186.9 feet on the south line to a dead line in the rear measuring 80.2 feet thereon. Being part of the same property conveyed to John B. Downey and wife, Miriam E Downey by deed from Suburban Properties, Inc., of record in Book 2536, page 617, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James L. Baker and wife, Mary Alice Baker their heirs and assigns, forever.

And we do covenant with the said James L. Baker and wife, Mary Alice Baker 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 1958 taxes which have been prorated and are hereby assumed by the purchasers.

And we, John B. Downey and wife, Miriam E. Downey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James L. Baker and wife, Mary Alice Baker their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of April, 1958

John B. Downey

Miriam E. Downey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tomlinson M. Perry Mills, a Notary Public in and for said County and State, the within named John B. Downey and wife, Miriam E. Downey 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 18th day of April, 1958

Commission expires NOTARY PUBLIC

M. Perry Mills
Notary Public

WARRANTY DEED

FROM
JOHN B. DOWNEY AND WIFE,
MIRIAM E. DOWNEY

TO
JAMES L. BAKER AND WIFE,
MARY ALICE BAKER

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 24 day of April A.D. 1958 at 2:11 o'clock P.M.
Noted in Book 20 Page 11
Recorded in Book 3139 Page 325
Recording Fee
JAMES T. WILSON, Register
By

9784

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