K 2797

WARRANTY DEED G-6821 R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 ***
DOLLARS ($ 10.00),
and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated December 13, 1954, in the original sum of $9,650.00, with interest at 4½% per annum, secured by a deed of trust, executed by James S. Baker and wife, Barbara Baker, to Herschel Greer, Trustee, of record in Book 2359, page 157, Register's Office for Davidson County, Tennessee, the said note having been assigned on January 17, 1955, to Fidelity Federal Savings & Loan Association of Nashville,

JAMES S. BAKER and wife, BARBARA BAKER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
HAROLD D. FERGUSON and wife, MARGIE H. FERGUSON, ***

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:

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of Laurel Acres Subdivision of record in Book 2133, page 48, Register's Office for said County.

Said Lot No. 40 fronts 115 feet on the northeasterly side of Ennis Road, and runs back between lines, 208 feet on the northwesterly side and 219.2 feet on the southeasterly side, to a dead line in the rear, measuring 115.5 feet thereon.

Being the same property conveyed to James S. Baker and wife, Barbara Baker, by deed from Southern Development Company, a Tennessee corporation, of record in Book 2335, page 603, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2150, page 53, 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 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 as above.

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 21st day of July, 1958

James S. Baker

Barbara Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 195__

_____
Notary Public

My commission expires:

G 457