K 2803

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

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

and the payment or assumption of balance of mortgage in sum of $2,351.38 to the Nashville Trust Company as recorded in Book 1479 page 443 Register's Office

receipt of which is hereby acknowledged, we Arthur C. Baker and Juanita Townley Baker

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

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:

This property is located at 433 West Bend Drive, Croleywood Section, Davidson County, Tennessee

Being Lot No. 21, of Block A on the Map of the First Section of Croleywood Subdivision, as of record in Book 1130, page 65, Registers Office for Davidson County, Tennessee

Said Lot No. 21 fronts 60 feet on the westerly side of West Bend Drive or Road or Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Nell G. Freeman and Lynn E. Freeman by deed from B.F. Conaster and wife, of record in Book 1761, page 637 R.O.D.C.

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 known.

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 5th day of September, 1958.

Juanita Townley Baker
Arthur C. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Opal B. Dobbins a Notary Public in and for the State and County aforesaid, personally appeared the within named Juanita Townley Baker and Arthur C. Baker 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 Nashville, Tennessee, this the 5th day of September, 1958.

Opal B. Dobbins
Notary Public

My commission expires: 6-10-61

WARRANTY DEED

From ARTHUR C. BAKER & JUANITA BAKER

To ARTHUR SENDER & ERNA SENDER

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of SEP A.D. 1958 at 11:07 o'clock A M.
Noted in Book 91 Page 134
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By C McSanders D.R.

NASHVILLE TITLE COMPANY 200
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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