K 2805

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - ($10.00) - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, and for further consideration the grantees herein assume and agree to pay the remaining unpaid balance of a certain promissory note in the original principal sum of $11,550.00, executed by Gene Sharber and wife Marian Holt Sharber to Herschel Greer, Trustee, dated July 26, 1956 and secured by deed of trust of record in book 2533, page 183, R.O.D.C. Tennessee.

we, Gene Sharber and wife Marian Holt Sharber have bargained and sold, and by these presents do transfer and convey unto the said Sammie Wallis Baird and wife Rose Neal Baird 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. 77 on the Map of Elm Hill Acres, Section I, as of record in book 2331, page 67, Register's Office for said County. Said Lot No. 77 begins at a point in the southerly margin of Crystal Drive, the common front corner of Lots Nos. 77 and 78; thence southerly 125 feet to a point, the common rear corner of lots Nos. 76 and 77; thence westerly 140 feet to a point in the easterly margin of Wanda Drive, the common front corner of Lots Nos. 76 and 77; thence along said Drive, northerly 105 feet to a point, the beginning of a curve; thence around said curve, having a radius of 20 feet, northeasterly 31.42 feet to a point in the southerly margin of Crystal Drive; thence along said Drive easterly 120 feet to the point of beginning. Being the same property conveyed to Gene Sharber and wife Marian Holt Sharber by deed from Clarence E. Elrod and wife, Elaine C. Elrod, of record in book 2548, page 109, 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 said Sammie Wallis Baird and wife Rose Neal Baird their heirs and assigns, forever.

And we do covenant with the said Sammie Wallis Baird and wife Rose Neal Baird 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, taxes for the year 1958 which have been assumed by the purchaser. It is agreed that the escrow funds are to be transferred to the purchaser.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Sammie Wallis Baird and wife Rose Neal Baird, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of September, 1958.

Gene Sharber

Marian Holt Sharber

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