BK 2809

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ------($10.00)----------

---Ten dollars cash and other good and valuable considerations---- DOLLARS

Cash in hand paid by James R. Thomas Jr. and wife, Wanda T. Thomas, receipt of which is hereby acknowledged, assume the unpaid balance of a note in the original amount of $11,400.00 dated July 25, 1956 being fully described in Deed of Trust Executed by James Farris Baggett and wife, Beverly H. Baggett to Miller Kimbrough, Trustee of record in Book 2533, page 17, Register's Office for said County.

We, James Farris Baggett and wife, Beverly H. Baggett

have bargained and sold, and by these presents do transfer and convey unto the said James R. Thomas Jr. and wife, Wanda T. Thomas

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 11 on the Plan of Kemper Heights, Section 2, as of record in Book 2331, page 104 Register's Office for said County.

Said Lot No. 11 fronts 80 feet on the northerly line of Westchester Drive and extends back 242.5 feet on the westerly line and 284.4 feet on the easterly line, to irregular line on the rear on which it measures 90.2 feet.

Being the same property conveyed to James Farris Baggett and wife, Beverly H. Baggett, by deed from Lewis E. Gaines and Joe Gaines, doing business as Gaines and Gaines Construction Company, of record in Book 2548, page 27, Register's Office for Davidson County, Tennessee.

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 R. Thomas Jr. and wife, Wanda T. Thomas their heirs and assigns, forever.

And We do covenant with the said James R. Thomas Jr. and wife, Wanda T. Thomas 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.

And We, James Farris Baggett and wife, Beverly H. Baggett 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 R. Thomas Jr. and wife, Wanda T. Thomas their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10th day of Oct., 1958

James Farris Baggett

Beverly H. Baggett

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