K 2904

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, **DOLLARS**

We, James W. Blair, et ux, Betty E. Blair **have bargained and sold, and by these presents do transfer and convey unto the said** Willie H. Baker, et ux, Brownie C. 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. 4 on the Plan of Farview, of record in Book 1835, page 131, Register's Office for Davidson County, Tennessee.

Said lot no. 4 fronts 155 feet on the east side of Snow Avenue and runs back 230 feet on the north line and 289 feet on the south line to a dead line in the rear on which it measures 165.9 feet.

Being part of the same property conveyed to James W. Blair et ux, Betty E. Blair by Deed from Thelma Powell, a widow, of record in Book 2591, page 48, 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 Willie H. Baker, et ux, Brownie C. Baker, their **heirs and assigns, forever.**

And we **do covenant with the said** Willie H. Baker, et ux, Brownie C. 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.**

And we, James W. Blair, et ux, Betty E. Blair **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Willie H. Baker, et ux, Brownie C. Baker, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 6th **day of** May, **19** 59

James W Blair

Betty E Blair

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