K 2927

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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of - - - - - - - - - - - - - - $9000.00 - - - - - - - -

- - - - - - - - - - - - - - - - - -NINE THOUSAND AND NO/100 - - - - - - - DOLLARS

Cash in hand paid by Edward A. Martin and wife, Louise E. Martin, the receipt of which is hereby acknowledged, we,

N. H. BARKER AND WIFE, DOROTHY H. BARKER have bargained and sold, and by these presents do transfer and convey unto the said EDWARD A. MARTIN AND WIFE, LOUISE E. MARTIN

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. 24 on the Map of Baileywood Subdivision, as of record in book 2663, page 123, Register's Office for said County.

Said Lot No. 24 fronts 54.19 feet on the southerly side of Franklin Street and runs back 116.4 feet on the westerly line and 127 feet on the easterly line to a dead line in the rear, which is a broken line, measuring 72.95 feet thereon.

Being a part of the same property conveyed to N. H. Barker by three deeds one from John R. Morris and wife, of record in book 2744, page 373, one from M. J. Moss and wife, of record in book 2744, page 229, and one from G. T. Markham and wife, of record in book 2744, page 539, said Register's Office.

This conveyance is made subject to all restrictive covenants, setback lines and easements that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said EDWARD A. MARTIN AND WIFE, LOUISE E. MARTIN THEIR heirs and assigns, forever.

And WE do covenant with the said EDWARD A. MARTIN AND WIFE, LOUISE E. MARTIN 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, N. H. BARKER AND WIFE, DOROTHY H. BARKER do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said EDWARD A. MARTIN AND WIFE, LOUISE E. MARTIN THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 27th day of JULY, 1959

N. H. Barker

Dorothy H. Barker

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