K 2962

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten ($10.00) and NO/100---------- ---------- DOLLARS and other good and lawful considerations paid by F. H. Caldwell and wife, Lottie Caldwell, I,

Eugene Baker, a widower,

have bargained and sold, and by these presents do transfer and convey unto the said F. H. Caldwell and wife, Lottie Caldwell 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. 2 on the Map of Thornby Place, as of record in book 332, page 3, Register's Office for Davidson County, Tennessee.

Said lot No. 2 fronts 50 feet on the westerly side of MC-Ferrin Avenue, as widened, and runs back between parallel lines along the southerly margin of Edgar Avenue 135 feet, more or less, to an alley.

Being the same property conveyed to Eugene Baker and wife, Eula H. Baker, by deed from Walter Young and wife, Era G. Young, of record in book 2799, page 123, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the balance of a note held by First Federal Savings and Loan Association. Which note is secured by a Deed of Trust on the herein described property of record in book 2820, page 531, R. O. D. C., 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 F. H. Caldwell and wife, Lottie Caldwell their heirs and assigns, forever.

And I do covenant with the said F. H. Caldwell and wife, Lottie Caldwell that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as herein shown and 1959 taxes.

And I, Eugene Baker, a widower, do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said F. H. Caldwell and wife, Lottie Caldwell their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 16th day of June, 19 59

Eugene Baker

DOCUMENTARY

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