BK 2965

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten Dollars ($10.00)

DOLLARS

Cash in hand paid. and other good and valuable consideration, the receipt of which is hereby acknowledged, We, J. W. Nash and Wife Colie S. Nash

have bargained and sold, and by these presents do transfer and convey unto the said M. O. Baker and Wife, Dollie Mae Baker. their

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

Lot 12 of an unrecorded plan in Block I of a recorded plan in Book 1130, page 37 Register's Office for said County, known as the Anderson Estates.

Being the same property conveyed to J. W. Nash and wife, Colie S. Nash by deed from John W. Anderson and wife, Clara W. Anderson, of record in Book 1225 page 470. 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 M. O. Baker and wife, Dollie Mae Baker, their

heirs and assigns, forever.

And We do covenant with the said M. O. Baker and wife, Dollie Mae 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, J. W. Nash and wife, Colie S. Nash do further covenant and bind Ourselves, Our heirs and representatives, to warrant and forever defend the title to the said land to the said M. O. Baker and wife Dollie Mae Baker their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness Our hands this 7 day of August, 19 59

J. W. Nash

Colie S. Nash

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