BK 2995

OFF REC

For and in consideration of the sum of $ ($10.00) - - - - - - - - - - - -
Ten and No/100ths - DO

Cash in hand paid by John M. Baker, and other good and valuable consideration
of all of which is hereby acknowledged, we, Edward E. Andrews and wife Opal Ha
Andrews

have bargained and sold, and by these presents do transfer and convey unto the said
John M. Baker, his

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

Being the easterly half of Lot No. 17 on the Map of Bransford Realty Company'
Subdivision of Westmoreland Place, as of record in Book 421, page 16, Registe
for said County.
Said easterly half of Lot No. 17 fronts 40 feet on the northerly side of West
Drive and runs back between parallel lines 185 feet to an alley.
Being the same property conveyed to Edward E. Andrews and wife, Opal Harris A
by deed from Henry C. Stephenson and wife, of record in Book 1906, page 72, s
Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interes
belonging to the said John M. Baker, his
heirs and assign

And we do covenant with the said John M. Baker
that we are lawfully seized and possesse
land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Edward E. Andrews and wife Opal Harris Andrews
do further covenant and bind ourselves, our heirs and representatives, to warrant and fore
the title to the said land to the said John M. Baker
his heirs and assigns against the lawful claims of all persons, whoms

Witness our hands this 30 day of November, 19 59

Opal Harris Andrews — Edward E. Andrews
Opal Harris Andrews — Edward E. Andrews

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Ross V. Dunn, a Notary Pub
said County and State, the within named Edward E. Andrews and wife, Opal Harris Andrews

the bargainors, with whom I am personally acquainted, and who acknowledged that they
executed the within instrument for the purposes therein contained. Witness my hand and official seal at
Nashville, Tennessee, this 30 day of November 19 59

Commission expires April 22, 1962
Notary Public

Warranty Deed

From

EDWARD E. ANDREWS, ET UX

To

JOHN M. BAKER

62064

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

PG 629