BK 3027

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 ----------
----------($10.00) ---------- DOLLARS
Cash in hand paid by Rudolph J. Krulac and wife, Jennie B. Krulac, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by James N. Black and wife, to Marvin K. Barry, Trustee, of record in Book 1894, page 85, Register's Office for Davidson County, Tennessee, which mortgage the purchasers hereby assume and agree to pay, we,

Randall R. Baskin and wife, Sadie T. Baskin

_____ have bargained and sold, and by these presents do transfer and convey unto the said Rudolph J. Krulac and wife, Jennie B. Krulac

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. 82 on the Map of Mashburn Heights, as of record in Book 1835, page 1, Register's Office for said County.

Said Lot No. 82 fronts 141 feet on the easterly side of Ennis Road as measured around a curve, and runs back between lines 159.7 feet on the northerly line and 267.3 feet on the southerly line to a dead line in the rear on which it measures 262 feet.

Being the same property conveyed to Randall R. Baskin and wife, Sadie T. Baskin, by deed from James N. Black and Marian R. Black Bailey, of record in Book 2335, page 351, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines 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 Rudolph J. Krulac and wife, Jennie B. Krulac

their heirs and assigns, forever.

And we do covenant with the said Rudolph J. Krulac and wife, Jennie B. Krulac

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, except as herein above stated, and 1960 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Randall R. Baskin and wife, Sadie T. Baskin

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Rudolph J. Krulac and wife, Jennie B. Krulac,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of February, 1960

Randall R. Baskin

Sadie T. Baskin

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