K 3071

WARRANTY DEED The DAVIDSON COUNTY TITLE INS. CO. INC.

For and in consideration of the sum of
Ten and No/100 DOLLARS ($ 10.00),
Cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and the further consideration that the Grantee, Fred Thomas Byrd, hereby assumes and agrees to pay the unpaid balance of an indebtedness in the original amount of $11,900.00, payable to Guaranty Mortgage Company of Nashville, and secured by a Deed of Trust of record in Book 2427, page 621, Register's Office for Davidson County, Tennessee.

We, Charles D. Baker and wife, Virginia B. Baker
hereinafter called the Grantor, have bargained and sold, and by these presents do/ transfer and convey unto
Fred Thomas Byrd
hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 167 on the Map of Woodberry Park Subdivision as of record in Book 2133, page 117, Register's Office for said County.

Beginning at a point on the southerly margin of Woodberry Drive, the common corner of Lots 167 and 168; thence with the line between said lots southwardly 116 feet to a corner of Lot 187; thence with the line between Lots 167 and 187 westwardly 116.2 feet to the easterly margin of Lorna Drive; thence with the margin of said Drive northwardly 101.2 feet to the beginning of a curve; thence with said curve northeastwardly 39.3 feet to the southerly margin of Woodberry Drive; thence with the margin of said Drive; eastwardly 93 feet to the beginning.

Being the same property conveyed to Charles D. Baker and wife, Virginia B. Baker, by deed from Clyde Donald Ash and wife, Joy Algur Ash, of record in Book 2909, page 573, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for a Deed of Trust of record in Book 2427, page 621, RODC, Tennessee, as set out above.
The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 12th day of May, 1966

Charles D. Baker
CHARLES D. BAKER
Virginia B. Baker
VIRGINIA B. BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kel Freeman, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles D. Baker and wife, Virginia B. Baker
the bargainor(s), 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, the 12th day of May, 1966

NOTARY PUBLIC AT LARGE

My commission expires:
My Commission Expires July 31, 1969

$11,900

05247

HARVEY FREEMAN & SON INSURANCE

JOE TRABUE, ATTORNEY
2544 LEBANON ROAD
NASHVILLE 14, TENNESSEE

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