BK 3072

WARRANTY DEED BEAU E. POLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and no/100 ---------- DOLLARS ($ 10.00),

and other good and valuable consideration the receipt of which is hereby acknowledged by the grantors; and

For further consideration the grantees assume and agree to pay the unpaid balance of a note by Charles E. Blackburn and wife , to First Federal Savings and Loan Ass'n. Said note is dated May 18, 1960 and is secured by a Deed of Trust of record in Book 3087, Page 525, Register's Office for Davidson County, Tennessee.

We, Charles E. Blackburn and wife Ruth Marie Blackburn

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto E. L. Badabaugh and wife Lillian S. Badabaugh

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. 39 of Block "A" on the map of Inglewood Golf Club Estates, as of record in Book 84[illegible], Page 65, Register's Office for said County,

Said Lot No. 39 fronts 60 feet on the northerly side of Shelton Avenue and runs back 175.6 feet on the west line and 177.6 feet on the east line to a dead line on which it measures 60.26 feet.

Being the same real property conveyed to Charles E. Blackburn and wife Ruth Marie Blackburn, by deed from Anna L. Payne and husband, dated March 31, 1954, filed April 1, 1954, and recorded in Book 2273, Page 197, said Register's Office.

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.

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 24 day of May, 1960

Charles E Blackburn

Ruth Marie Blackburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ezell Dickerson, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles E. Blackburn and Ruth Marie Blackburn

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 24th day of May, 1960

My commission expires: April 24 1962

Geo Dickerson
Notary Public

WARRANTY DEED
From 85688
Charles E. Blackburn & wife
Ruth Marie Blackburn
To
E. L. Badabaugh & wife
Lillian S. Badabaugh
REAL ESTATE AND INSURANCE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of May A.D. 1960 at 10:20 o'clock A.M.
Recorded in Book 3088 Page 322
Recording Fee 1.20
JAMES P. WILSON, Register
By

NASHVILLE, TENNESSEE

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