K 3099

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 Grantees herein assume and agree to pay the unpaid balance on an indebtedness in the original amount of $9,000.00, secured by a Deed of Trust executed by Thomas O'Neil Boyd and wife, Betty Ann Boyd, to John W. Murphree, Trustee, to secure payment to Murphree Mortgage Company, which Deed of Trust is of record in Book 2348, page 397, Register's Office for Davidson County, Tennessee.

S. K. Grayson and wife, Frances E. Grayson

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

John J. Baldwin and wife, Avon D. Baldwin

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. 375, on the plan of Cloverhill, Section VII as of record in Book 2133, page 92, Register's Office for said County.

Said Lot No. 375 fronts 69.4 feet on the north side of Dunmore Drive and runs back 158.2 feet on the east line and 172.9 feet on the west line to a dead line measuring 89.8 feet thereon.

Being the same property conveyed to S. K. Grayson and wife, Frances E. Grayson, by deed from Thomas O'Neil Boyd and wife, Betty Ann Boyd, of record in Book 3075, page 5, 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 Trus of record in Book 2348, page 397, Register's Office for Davidson County, 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 8th day of July, 1960

S. K. Grayson
S. K. Grayson

Frances E. Grayson
Frances E. Grayson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cletus Knight, a Notary Public in and for the State and County aforesaid, personally appeared the within named S. K. Grayson, and wife, Frances E. Grayson

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 8th day of July, 1960.

Cletus Knight
Notary Public

My commission expires: 11/10/63

$10.00 R.S.

WARRANTY DEED
From S. K. GRAYSON, ETUX
To JOHN J. BALDWIN, ETUX

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record 14 day of July A.D. 1960 at 1:15 o'clock P.M.
Noted in Book 3216 Page 593
Recorded in Book 2348 Page 397
Recording Fee $1.00
JAMES P. WILSON, Register
By [illegible] D.C.

REGISTER'S OFFICE

The DAVIDSON COUNTY TITLE INSURANCE CO. INC.
"A Guaranteed Title"
NASHVILLE 19, TENNESSEE

PG 593