K 3182

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 and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we,

Oscar Mason and wife, Dorothy B. Mason

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ William M. Baker, Jr. and wife, Frances N. Baker

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

Land in the City of Forest Hills, formerly the 16th Civil District of Davidson County, Tennessee, being lot No. 5 on the Plan of Seven Hills, Section 3, as of record in Book 2663, page 89, Register's Office for said County.

Said lot No. 5 fronts 202.3 feet on the southerly side of Harding Place and runs back 415 feet on the easterly line and 546.2 feet on the westerly line to a dead line, measuring 220.3 feet thereon.

Being the same real property conveyed to Oscar Mason and wife, Dorothy B. Mason, by deed from H & S Development Company, Inc., dated March 4, 1960, filed April 6, 1960, and recorded in Book 3035, page 97, 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 William M. Baker, Jr. and wife, Frances N. Baker their heirs and assigns, forever.

And we do covenant with the said William M. Baker, Jr. and wife, Frances N. Baker 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 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Oscar Mason and wife, Dorothy B. Mason do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William M. Baker, Jr. and wife, Frances N. Baker, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of February, 19 61

Oscar Mason

Dorothy B. Mason

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