K 3186

WARRANTY DEED G-14281H REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100 ********** DOLLARS ($10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated December 5, 1952, in the original principal sum of $7,500.00, payable in monthly installments of $59.31, including interest at 5% per annum, said note being secured by a deed of trust executed by John R. Reynolds and wife, to G. F. Coles, Jr., Trustee, of record in Book 2131, page 632, Register's Office for Davidson County, Tennessee,

JENNIE BALDINI and LOUIS J. BALDINI, and MRS. LOUISE G. HAYNES,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto B. W. WHITELAW and wife, MARTHA C. WHITELAW,

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:

Being Lot No. 2-A, Beaumont Place, being the Bransford Realty Company's Resubdivision of Sharpe and Horn's Subdivision of the south ½ of Lot No. 1 in Brownsville, a plan of which re-subdivision is of record in Book 332, page 38, Register's Office for said County.

Said Lot No. 2-A fronts 73 feet on the northerly side of Eastland Avenue, formerly Vaughn Pike, and extends back northwardly, with the westerly margin of an alley, and between parallel lines, 168 feet to an alley in the rear.

Being the same property conveyed to Jennie Baldini and Louis J. Baldini, by deed from John R. Reynolds and Chas. H. Rutherford, Jr., as of record in Book 2342, page 361, and in Mrs. Louise G. Haynes, by deed from Jennie Baldini, et al, as of record in Book 2543, page 609, 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, except as shown above and 1961 taxes, which have been prorated and assumed by the grantees.

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 15th day of March, 19 61

Louis J. Baldini

Jennie Baldini

Mrs Louise G. Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Louis J. Baldini,

the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of March, 19 61

Reau E. Folk Jr.
Notary Public

My commission expires July 23, 1962

JM

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