BK 3224

WARRANTY DEED The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of TEN & NO/100 -- **DOLLARS ($** 10.0 **),**

Cash in hand and other good and valuable considerations, the receipt of all of which is hereby fully acknowledged.

We, Robert W. Petry and wife, Margaret Coleman Petry

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

Robert J. Baxter and wife, Gloria C. Baxter

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. 63 on the Revised Map of Sunset View Section I of record in Book 2663, page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 63 fronts 107 feet on the southerly margin of Cabin Hill Road and extends back between lines 262.0 feet on the west line and 230.feet on the east line to a dead line in the rear measuring 112 feet thereon.

Being the same property conveyed to Robert W. Petry and wife, Margaret Coleman Petry by deed from Frank E. Stratton and wife, Bettie S. Stratton, of record in Book [illegible], page 263, 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.

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 11 **day of** May **, 19**61

Robert W. Petry

Margaret Coleman Petry (signature)
Margaret Coleman Petry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, F. W. Hughes **, a Notary Public in and for the State and County aforesaid, personally appeared the within named** Robert W. Petry and wife, Margaret Coleman Petry

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 11 **day of** May **, 19**61 (signature)

Notary Public

My commission expires: May 21, 1961

WARRANTY DEED

From 39567

ROBERT W. PETRY ET UX

To

ROBERT J. BAXTER ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
... recorded ... 1961
MAY ... A.D. 1961 ... P
Noted in ... Book ... Page 671
Recorded in ... Book ... Page ...
Recording Fee ... $2.00
JAMES ... WILSON, Register



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