BK 3224

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 by C. E. Francis and wife, Fannie J. Francis, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

We, John T. Baugh, Jr. and wife, Virginia Nell Baugh have bargained and sold, and by these presents do transfer and convey unto the said C. E. Francis and wife, Fannie J. Francis, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 6 on the plan of the subdivision of part of Lot No. 50 and all of Lots Nos. 51 and 52, Nolen Heights, as of record in Book 332, Page 162, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 48.9 feet on the northerly side of Chilton Street and runs back 160 feet on the westerly line and 161 feet on the easterly line, with the westerly margin of an alley, to an alley in the rear, and measures 38.8 feet on the rear line.

Being the same real property conveyed to John T. Baugh, Jr. and wife, Virginia Nell Baugh, by deed from C. E. Francis and wife, Fannie J. Francis, recorded in Book 313, Page 3223, 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 said C. E. Francis and wife, Fannie J. Francis their heirs and assigns, forever.

And we do covenant with the said C. E. Francis and wife, Fannie J. Francis 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 for a first mortgage loan executed to Home Federal Savings & Loan Association of Nashville, Tennessee.

And we, John T. Baugh, Jr. and wife, Virginia Nell Baugh do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C. E. Francis and wife, Fannie J. Francis, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of May, 1961

John T. Baugh Jr.

Virginia Nell Baugh

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