K 3277

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINE-THOUSAND AN NO/100 ($9000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, we, Paul E. Dowell and wife, Daisy Dalton Dowell, have this day bargained, sold, and conveyed and do hereby bargain, sell, transfer, and convey unto Joe P. Baker and wife, Maggie Baker, their heirs and assigns, the following described house and lot situated in the 6th Civil District of Davidson County, Tennessee, and further described as follows:

> The same being Lot # 18 Plat of Hamilton Property, Subdivision of Lot. No. 15 and resubdivision of parts of lots Nos. 11, 12, and 13 Horton Plan recorded in Chancery Court Book 1, page 44, Orginal subdivision of parts of lots Nos. 11, 12, and 13 is recorded in Book 974, page 17, R.O.D.C., and now of record in Book 974, page 91 Register's Office for Davidson County, Tennessee. Said Lot No. 18 fronts 50 feet on the East side of Stewart Place and extends back between parallel lines 150 feet to a dead line.
>
> Being the same property conveyed to Paul E. Dowell, et ux, by deed from Margaret H. Reamer, et al, dated September 12, 1941, and recorded in Deed Book 1196, page 513, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property unto the said Joe P. Baker and wife, Maggie Baker, their heirs and assigns in fee simple forever.

We covenant with the said Joe P. Baker and wife Maggie Baker, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, that the same is clear and unencumbered, and that we will forever warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

The taxes on said property will be pro-rated as of the date of deed.

Witness our hands, this the 18th day of August, 1961.




Paul E. Dowell

Daisy Dalton Dowell

G 101