K 3277

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

Cash in hand paid, by Arthur L. Wilhelm and wife, Mayme M. Wilhelm, and other good and valuable considerations, the receipt of which is hereby fully acknowledged, and as a further consideration the Grantees herein named assume and agree to pay the unpaid principal balance now owing on one certain note secured by a deed of trust of record in Book 2419, page 227, Register's Office for Davidson County, Tennessee.

We, Noble H. Baggott and wife, Agnes K. Baggott,

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

Arthur L. Wilhelm and wife, Mayme M. Wilhelm,

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. 16 of Twin Lawn Subdivision, of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Lot No. 16 lies at the northwest corner of the intersection of Kent Road and Lakeland Drive and is more particularly described as follows: Beginning at a point in the westerly margin of Kent Road at the common corner of Lots 15 and 16; thence in a southerly direction along the westerly margin of Kent Road 95 feet to a point; thence in a southwesterly direction arounda curve witha radius of 25 feet 39.3 feet to a point in the northerly margin of Lakeland Drive; thence in a westerly direction along the northerly margin of Lakeland Drive 101 feet to a point; thence in a northerly direction along the line dividing Lots 16 and 17, 120 feet to a point; thence in an easterly direction along the lines dividing Lots 15 and 16, 126 feet to the point of beginning.

Being the same property conveyed to Noble H. Baggott and wife, Agnes K. Baggott, by deed from Donald J. Shelby and wife, Nannye A. Shelby, of record in Book 2641, page 429, Register'sOffice 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, except for restrictions of record, and except as set out above.

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 18th day of August, 1961.

Noble H Baggott

Agnes K. Baggott

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Cletus Knight, a Notary Public in and for the State and County aforesaid, personally appeared the within named Noble H. Baggott and wife, Agnes K. Baggott

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 Donelson, Tennessee, this, the 18th day of August, 1961

Cletus Knight
Notary Public

My commission expires: 11-10-63

#13,050

WARRANTY DEED

55007

From Noble H. Baggott, et ux

To Arthur L. Wilhelm, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 2[illegible] of AUG A.D. 1961
at 12:03 o'clock P
Noted in Book 27 Page 543
Recording Fee 2.00
JAMES P. WILLIS, Register

Mail to: DAVIDSON COUNTY TITLE CO. INC.
2144 Lebanon Road
NASHVILLE 14, TENNESSEE

G 455