K 3315

Book 3311 Pg 36

For and in consideration of the sum of $ 10.00

TEN AND NO/100---------- DOLLARS

cash in hand paid by the grantee herein and other good and valuable considerations,

receipt of which is hereby acknowledged, I, Searcy L. Baker, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said BETTY ANNE BAKER SHEARON, an estate in remainder reserving unto myself a life estate,

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being part of Lot No. 153 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County, described according to a survey made by Erle Drake, County Surveyor, October 3, 1928, as follows: BEGINNING at the northwest corner of Kennedy, formerly Greenfield, Avenue, extended, and Howard Avenue; thence with the northerly margin of Howard Avenue, westwardly 19 feet; thence at right angles northwardly 150 feet; thence at right angles eastwardly 133.4 feet to the westerly margin of Kennedy Avenue; thence with the westerly margin of Kennedy Avenue southwardly 188.8 feet to the beginning.
Being the same property conveyed to SEARCY L. BAKER AND WIFE, BESSIE F. BAKER, by deed from Jerrell Lee Roberts and wife, of record in Book 2905, page 137, said Register's Office, the said Bessie F. Baker, having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BETTY ANNE BAKER SHEARON, subject however to the life estate of Grantor herein, her heirs and assigns, forever.

And I do covenant with the said BETTY ANNE BAKER SHEARON, as herein set forth that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And the grantor, herein does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said grantee herein her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 1st. day of October 1961

Searcy L. Baker

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, B. W. Howard, a Notary Public in and for said County and State, the within named SEARCY L. BAKER, unmarried

the bargainor, 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 18th day of December 1961

Commission expires October 28, 1963

B. W. Howard Notary Public

TITLE COMPANY

Warranty Deed

G-148839-GR

From

SEARCY L. BAKER, unmarried

To

BETTY ANNE BAKER SHEARON,
REGISTERS OFFICE

PLEASE PUT IN TENN. TITLE CO. BOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day of DEC A.D. 1961
at 2:32 o'clock P.M.
Noted in Book 2894 Page 36
Recorded in Book 3311 Page 32
Recording Fee $2.00
JAMES P. WILSON, Register
By D.C.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

PRINT MARSHALL & BRUCE NASHVILLE

74193

PG 36