K 3344

86772

WARRANTY DEED

FROM

Walter M. West, etux

TO

Del C. Baker, etux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of MAR A.D. 1962 at 1:44 o'clock P.M.
Noted in Book 101 Page 286
Recording Fee $2.00
JAMES B. WILSON, Register
By _____ Deputy Reg.

Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

200

WARRANTY DEED

For and in Consideration of the sum of

Eight Thousand Two Hundred Fifty Nine ($8,259.12) and 12/100 - - - - - - *DOLLARS* of which $4,000.00 has been paid in cash by Del C. Baker and wife Mary D. Baker the receipt of which is hereby acknowledged and for the remainder, the said Del C. Baker and wife Mary D. Baker assume and agree to pay the balance of $4,259.12 of an original indebtedness of $5,250.00 secured by deed of trust, executed by Walter M. West and wife Willie Mai West, to Louis Leftwich Jr., Trustee of record in book 2423, page 201, Register's Office for Davidson County, Tennessee.

We, Walter M. West and wife Willie Mai Vineyard West

have bargained and sold, and by these presents do transfer and convey unto the said Del C. Baker and wife Mary D. Baker

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being parts of lots Nos. 8, 9, 44 and 45 on the Plan of P. M. Hall's Subdivision, as of record in book 421, page 63, Register's Office for said County, described as follows:
Beginning on the westerly margin of Stevenson Street, formerly Hall Avenue, at the northeast corner of the property conveyed to Evelyn Pitts and Jimmie D. Pitts by deed from James L. Sullivan and wife, of record in book 2282, page 521, Register's Office for said County, said point being 160 feet northerly from the northwest corner of said street and Deal Avenue; thence with said Pitts' northern boundary line westerly 150 feet; thence northerly and parallel with said Stevenson Street 60 feet to the southwest corner of the property conveyed to Marvin E. Featherstone and wife, by deed of correction from Arthur Sender, of record in book 2879, page 569, Register's Office for said County; thence with said Featherstone's southern boundary line easterly 150 feet to the westerly margin of Stevenson St.; thence with same southerly 60 feet to the beginning.
Being the same property conveyed to Walter M. West and wife Willie Mai Vineyard West by deed from Arthur Sender and wife of record in book 2438, page 359, said Register's Office.

Taxes for the year 1962 are pro-rated and assumed by grantees.

In addition to the above conveyance, the grantors herein transfer to the grantees all funds held in escrow by Fidelity Federal Savings and Loan Association of Nashville for the future payment of taxes and insurance in connection with the above mentioned deed of trust.

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