K 3399

WARRANTY DEED

FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------TEN & NO/100----------
----------($10.00)---------- DOLLARS
cash in hand and other good and valuable considerations paid by John Donald Curtis and wife, Bessie Lee Curtis, the receipt of which is hereby acknowledged, and the assumption of a loan in the amount of $10,269.47 payable to Guaranty Mortgage Company, Nashville, Tennessee.

Raymond D. Baker and Peggy L. Baker
we/ have bargained and sold, and by these presents do transfer and convey unto the said John Donald Curtis and wife, Bessie Lee Curtis
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Luna Heights Subdivision, as of record in Book 2854, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 begins at a point in the north margin of Bakertown Road, the common front corner of Lots Nos. 8 and 9; thence westwardly with said margin 131.0 feet to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence with said curve to the west, then to the north 43.4 feet to a concrete monument in the east margin of a short unnamed court; thence along the curving margin of said court 165.0 feet to a point; thence south 46 degrees 10 minutes east 104.0 feet to the common rear corner of Lots Nos. 8 and 9; thence south with the line between said lots 106.2 feet to the beginning.

Being a part of the property conveyed to A.S. Johnson, Audie Joe Johnson and Aileen Johnson McCord by warranty deed from C. D. Luna and wife and wife, Helen Louise Luna, as of record in Book 2813, page 7, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Raymond D. Baker and Peggy L. Baker by deed from A. S. Johnson, Audie Joe Johnson and Aileen Johnson McCord of record in Book 3071, page 113, Register's Office 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 said John Donald Curtis and wife, Bessie Lee Curtis
their heirs and assigns, forever.

And we do covenant with the said John Donald Curtis and wife, Bessie Lee Curtis
that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Raymond D. Baker and Peggy L. Baker
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John Donald Curtis and wife, Bessie Lee Curtis
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of May 19 62

Raymond D. Baker
Peggy L. Baker

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