K 3405

For and in consideration of the sum of Ten and no/100 ----------($10.00) ----------
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DOLLARS
cash in hand paid by Anne E. Baggett, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Gertrude Nokes Greenway,

have bargained and sold, and by these presents do transfer and convey unto the said Anne E. Baggett, her

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

Being the westerly 130 feet of lot No. 11 on the plan of part of the First Subdivision of Brownsville, as of record in book 21, page 112, Register's Office for said County.
Said part of lot No. 11 fronts 100 feet on the easterly side of Gentry Avenue and runs back between parallel lines, 130 feet to a dead line.
Said property was devised to Walter R. Greenway and Gertrude Nokes Greenway, or the survivor, by will of Pauline G. Greenway, deceased, of record in Will Book 72, page 281, County Court for said County, the said Walter R. Greenway 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 Anne E. Baggett, her

heirs and assigns, forever.

And I *do covenant with the said* Anne E. Baggett

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,* except taxes for 1962 which are prorated and assumed by the grantee.

And I

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Anne E. Baggett, her

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my *hand this* 17th *day of* July, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mrs Gertrude Nokes Greenway

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alice M. Mahon, *a Notary Public in and for said County and State,* Gertrude Nokes Greenway,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 17 *day of* July, *19* 62.

Alice M. Mahon *Notary Public*

Commission expires April 25, 1966

Stamp 6.70

WARRANTY DEED
FROM 10741
Gertrude Nokes Greenway
TO
Anne E. Baggett

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record 17 day
of JUL A.D. 1962
at 12:53 o'clock P. M.
Noted in Book 10 2 Page 526
Recorded in Book Page
Recording Fee $ 2.00
JAMES P. WILSON, Register
By C. McFarlin
Deputy Reg.



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