K 3459

Book 1293 Page 163

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by EUGENE BAKER AND WIFE, HENRIETTA H. BAKER,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, W.C. HUNLEY, SR., AND WIFE, EVA HUNLEY,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their 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. 2 on the Map of Holt's Subdivision of Lots 8 and 11 in Owen's Buena Vista Plan, the original plan of which is of record in Book 15, pages 10 and 11, Register's Office for said County, described as follows:
BEGINNING at a point in the westerly margin of 9th Avenue North, 302.5 feet more or less south of the southwest intersection of said Avenue and Cass Street; thence westwardly at right angles to 9th Avenue North, 129 feet more or less to an alley; thence with the margin of the same, southwardly 50 feet; thence eastwardly parallel to the first line 129 feet more or less to the westerly margin of 9th Avenue North; thence with the margin of the same, northwardly 50 feet to the beginning.
Being the same property conveyed to W.C. Hunley, Sr., and wife, Eva Hunley, by deed from James Alfred Beazley and wife, as of record in Book 2957, page 387, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 24th day of October, 19 62

Eva Hunley
Eva Hunley

W.C. Hunley, Sr.
W.C. Hunley, SR

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, John C. Jeffords Jr., a Notary Public in and for said County and State, the within named W.C. Hunley, Sr., and wife, Eva Hunley,

the bargainors, 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 Nashville, Tennessee, this 24th day of October 19 62.

Commission expires March 22, 1965

John C. Jeffords, Jr. Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed
G-155765-jmm

From W.C. HUNLEY, SR., ET UX.

To EUGENE BAKER, ET UX.

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of OCT A.D. 1962 at 12:04 o'clock P.M.
Noted in Book 113 Page 444
Recorded in Book ____ Page ____
Recording fee $2.00
Lilly J. Wilmot, Register
By ____ Deputy Reg.

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NASHVILLE, TENNESSEE

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