BK 3569

WARRANTY DEED The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of TEN AND NO/100- DOLLARS ($ 10.00),

cash in hand paid by Mary Sue Baldridge and other good and valuable considerations the receipt of all of which is hereby acknowledged, and as a further part of the consideration for this conveyance the grantees herein named assume and agree to pay the upaid balance now owing on one certain note secured by a Deed of Trust of record in Book 2353, page 91, Register's Office for Davidson County, Tennessee,

we, Earl D. Partridge and wife, Melba R. Partridge,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mary Sue Baldridge,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 113, on the Map of Walnut Grove Subdivision, as of record in Book 2133, page 87, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Dearborn Drive at the corner of Lots Nos. 113 and 114; thence southerly with the line between said Lots 220 feet to a point; thence westerly 202.3 feet to a point in the easterly margin of Barker Road; thence northerly with the margin of said road 202.7 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, 39.3 feet to a point in the margin of Dearborn Drive; thence with the margin of said drive easterly 177 feet to the point of beginning.

Being the same property conveyed to Earl D. Partridge and wife, Melba R. Partridge, by deed from S. K. Grayson and wife, Frances E. Grayson, of record in Book 3312, page 412, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set out above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand on this, the 20th day of May, 1963

Earl D Partridge

Melba R Partridge

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Earl D. Partridge and wife, Melba R. Partridge, the bargainor(s), 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 Donelson, Tennessee,

this, the 20th day of May, 1963

Louis M. Duke
Notary Public

My commission expires: October 20, 1965

6-1602

WARRANTY DEED

From

Earl D. Partridge and wife,
Melba R. Partridge

To

Mary Sue Baldridge

64275

[redacted]

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day
of MAY A.D. 1963
at 9:13 o'clock A M.
Noted in Book 105 Page 383
Recorded in Book Page
Recording Fee $2.50
, Register
Deputy Reg.

THE DAVIDSON COUNTY TITLE CO. INC.
2544 Lebanon Road
NASHVILLE 14, TENNESSEE

PG 221