K 3614

WARRANTY DEED

FROM
Annie Mai Baxter McMahan, et al

82135

TO
Russell Baxter et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1-28 day
of AUG A.D. 19 76 at 2:16 o'clock P.M.
Noted in Book 106 Page 345
Recorded in Book Page
Recording Fee $ 2.00
Register

Compliments of
Guaranty Title Company
A Division of
Title Insurance Company
Cor. Third & Union
VILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of Ten and No/100 ($10.00) *DOLLARS* cash in hand paid by Russell Baxter and wife, Elsie Lou Baxter, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Annie Mai Baxter McMahan, Ralph Clayton Baxter, Grafton Baxter, James Russell Baxter and Gertrude N. Baxter, Toombs

have bargained and sold, and by these presents do transfer and convey unto the said Russell Baxter and wife, Elsie Lou Baxter, their

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

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Hickerson, Engineers, June 21, 1963, as follows: Beginning at a point on the northeasterly margin of the Nashville-Springfield Road at the intersection of the northern boundary line of the property conveyed to William Gifford, et al, by deed from R. E. Warrall, County Court Clerk of record in book 2907, page 507, Register's Office for said County, and the northeasterly margin of said Road; thence with said Gifford's northern boundary line south 89° east 1943.4 feet to an iron pin in the center of a branch in the western boundary line of the Towns' property, as established by said survey; thence with said Towns' western boundary line, being the center of said branch north 25° 25' east 89.5 feet, north 22° 55' east 66 feet, north 29° 25' east 99 feet, north 6° 25' east 66 feet, north 4° 40' west 99 feet and north 22° 36' east 55.8 feet to an iron pin; thence south 89° 21' west 1754.8 feet to an iron pin; thence north 14° 33' west 226.6 feet to an iron pin; thence south 55° 57' west 546 feet to an iron pin on the northeasterly margin of said Road; thence with same south 30° 35' east 355.6 feet to the beginning, containing 22.17 acres, more or less.

Being part of the real property conveyed to Zoll Baxter by two deeds, one from Robert Vaughn, Clerk and Master, dated March 7, 1913, filed March 22, 1913, and recorded in book 437, page 222, said Register's Office, and the other from Cleve Baxter, dated September 27, 1923, filed September 27, 1923, and recorded in book 628, page 120, Register's Office for said County; the said Zoll Baxter having since died, leaving his widow, Mrs. Annie Mai Baxter, now McMahan, and Ralph Clayton Baxter, Grafton Baxter, James Russell Baxter, and Gertrude N. Baxter, now Toombs, as his only heirs at law.

The said James Russell Baxter and Russell Baxter is one and the same party, and the said James Russell Baxter joins in the execution of this deed pursuant to Section 64-109 Tennessee Code Annotated, for the purpose of creating an estate by the entirety in Russell Baxter and wife, Elsie Lou Baxter, as to his interest in the above described property.

G 489