K 3617

WARRANTY DEED ATC 107954

For and in consideration of the sum of TEN * DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

CECIL AUBREY BAKER and wife, AGNES EVONE BAKER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HASKELL ROBERTS and wife, DOROTHY KATE ROBERTS,

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:

Being part of Lot No. 5 on the Plan of A. W. Johnson and G. F. Smith property, as of record in Book 38, page 529, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of West Greenwood Avenue; 400 feet easterly from the easterly margin of McFerrin Avenue; 394 feet more or less FM thence with said margin of West Greenwood Avenue, 91.6 feet to a point 50 feet westerly from the southwest corner of J. S. Alderson's property; thence northerly parallel to said Alderson's property, 150 feet; thence westerly 90.05 feet; thence southerly 150 feet to the beginning.

Being the same property conveyed to Cecil Aubrey Baker and wife, Agnes Evone Baker by deed from Russell Davis Kirby and Wife, of record in Book 2344, page 59, Register's Office for said County.

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 for 1963 Taxes which have been prorated and assumed by the Buyers.

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 10th day of September, 19 63

Agnes Evone Baker — Agnes Evone Baker

Cecil Aubrey Baker — Cecil Aubrey Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Cecil Aubrey Baker and wife, Agnes Evone Baker, 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 Nashville, Tennessee, this the 10th day of September, 19 63

Reau E. Folk Jr.
Notary Public

My commission expires July 28, 1966

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