BK 3766

WARRANTY DEED TTC 170227 REAU E. FOLK, JR., FORM

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,



GRACE ROWLAND and HELEN A. GARDNER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto H. K. BALDWIN and wife, LILA M. BALDWIN,

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 Lot No. 33 on the Plan of Leonte Subdivision of Lots Nos. 17, 18, 19, 24, 25 and 26, in Noelton, not of record, described according to a survey made by W. B. Southgate, Surveyor, March , 1938, as follows:

Beginning on the southerly margin of Woodmont Avenue, at a point 500 feet east of the easterly margin of the Granny White Road, said point being the corner of Lots Nos. 32 and 33; thence with the line between said two lots, southwardly 196 feet to the common corner of Lots Nos. 32, 33, 50 and 51; thence with the line between Lots Nos. 33 and 50, eastwardly 100 feet to the common corner of Lots Nos. 33, 34, 49 and 50; thence with the line between Lots Nos. 33 and 34, northwardly 194 feet to the southerly margin of Woodmont Avenue; thence with said Avenue, westwardly 100 feet to the beginning.

Being the same property conveyed to Grace Rowland, Ethalene Rowland and Helen A. Gardner by deed from Gean Williams Morgan, unmarried, of record in Book 1643, page 623, Register's Office for said County. The said Ethalene Rowland died December 2, 1963 in said County and by will of record in Will Book 81, page 104, Probate Court for said County, devised her interest in the said property to the said Grace Rowland,

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 1964 taxes, which will be paid by the Sellers.

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 19th day of May, 1964

Helen A. Gardner

Grace Rowland

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 Grace Rowland

the bargainor(s), 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 the 26th day of May, 1964

My commission expires: July 26, 1966.

Reau E. Folk, Jr.
Notary Public

PG 575