Address of New owner:
(Send Tax Statements To)
Charles Baxter, et ux
1259 Lewis St.
Nashville, Tenn

BOOK 3845 PAGE 611

MAP 105-4
PAR. 178

WARRANTY DEED

For and in consideration of the sum of Three Thousand and No/100 ($3,000.00) Dollars, cash in hand paid by Charles Baxter and wife, Annie P. Baxter and Callie Anderson, hereinafter referred to as the GRANTEES, and other good and valuable consideration, receipt of which is hereby acknowledged, we, Georgiana A. Banks Howse and husband, William E. Howse, Lillian Banks (a single woman) and Charles J. Banks, Jr., and wife, Trudy Banks, hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said Charles Baxter and wife, Annie P. Baxter, for and during their natural lives and at death of the one of them who survives the other, with remainder in fee simple to the said Callie Anderson, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 39 on the Trimble Plan of National Hill, as of record in Book 21, page 103, Register's Office for said County. Said Lot No. 39 fronts 50 feet on the westerly side of Lewis Street, formerly East Hill Street, and extends back between parallel lines, 120 feet to an alley. Being the same property devised to John Wesley Banks under the Will of Georgia A. Banks, as of record in Will Book 61, page 223, County Court Clerk's Office for Davidson County, Tennessee, the said John Wesley Banks having subsequently died intestate in Davidson County, Tennessee in 1958 without issue, survived by his neices and nephew, the said Georgiana A. Banks Howse, Lillian Banks and Charles J. Banks, Jr., who constitute all his heirs at law.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles Baxter and wife, Annie P. Baxter, for and during their natural lives with remainder in fee simple to the said Callie Anderson, as aforesaid, her 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.

Witness our hands this 27th day of November, 1964.

SIGNED: Mrs. Georgiana A. Banks Howse
Mrs. Georgiana A. Banks Howse

William E. Howse
William E. Howse

Miss Lillian Banks
Miss Lillian Banks

Charles J. Banks, Jr.
Charles J. Banks, Jr.

Trudy Banks
Trudy Banks

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mrs. Ida Lee Stutts, a Notary Public in and for said County and State, the within named Mrs. Georgiana A. Banks Howse and husband, William E. Howse, some of 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 30 day of November, 1964.

Commission expires: May 5-1968 Mrs. Ida Lee Stutts
Notary Public

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, L. G. Crawford, a Notary Public in and for said County and State, the within named Miss Lillian Banks, one of the bargainors, 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 Los Angeles, California, this 7th day of December, 1964.

Commission Expires: 7-28-1966

Notary Public

STATE OF MICHIGAN

COUNTY OF WAYNE

Personally appeared before me, William O Riley, a Notary Public in and for said County and State, the within named Charles J. Banks, Jr., and wife, Trudy Banks, some of 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 Detroit, Michigan, this 12 day of December, 1964.

Commission Expires: June 7 1968.

William O Riley
Notary Public

WARRANTY DEED 3.50

GEORGIANA A. BANKS HOWSE, ET A

to

CHARLES BAXTER, ET AL

63154

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Dec 23 2 48 PM '64

NOTED: BOOK 110 PAGE 628
RECORDING FEE $ 2.50
DEP. REG. 1.00

LOOBY & WILLIAMS
ATTORNEYS AT LAW
NASHVILLE, TENNESSEE

STATE TAX $ 2.50
PROBATE .50
TOTAL $ 3.00

DEC 23 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID DEC 23 1964