This instrument drawn by Ben Ray Baker. 608 Gallatin Rd

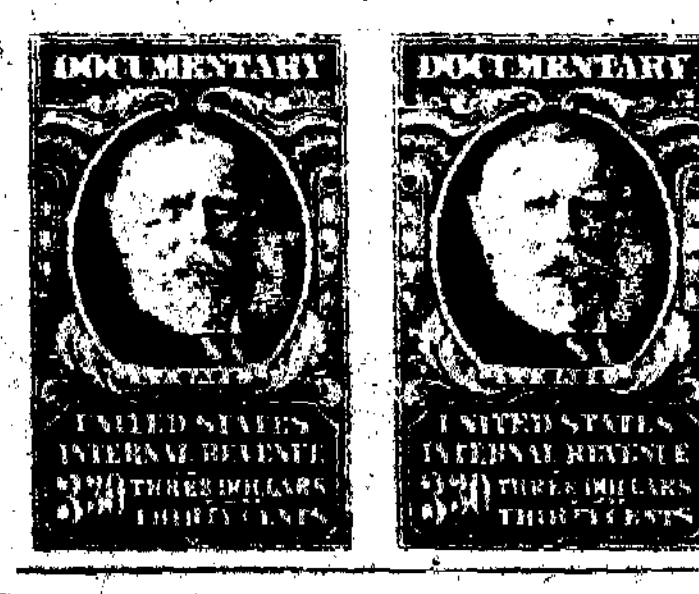
BOOK 3926 PAGE 32

WARRANTY DEED Luther A. Tipton Jones Ave MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 12D45515-12D45520
SEND TAX NOTICES TO: Fidelity Federal S.&L.
ADDRESS: Madison Tenn.

For and in Consideration of the sum of Ten and no/100 - DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations the receipt of which is hereby acknowledged, and further consideration that the grantees assume and agree to pay remaining unpaid balance of a note, dated February 23, 1965, on original deed of trust making unpaid balance $11,500.00 at 6% interest, payable in monthly payments of $97.05, beginning March 1, 1965.



We, Ben Ray Baker and wife, Frances G. Baker,

have bargained and sold, and by these presents do transfer and convey unto the said

Luther A. Tipton and wife, Emma Marie Tipton,

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

Land in Davidson County, Tennessee, being Lots Nos. 147 and 148 on the Map of Section One, Joywood Heights, as of record in Book 1130, page 91, Register's Office for said County.

Said Lots Nos. 147 and 148 adjoin and front together 120 feet on the westerly side of Jones Avenue, and extend back between parallel lines 200 feet to a dead line in the rear, measuring 120 feet thereon.

Being the same property conveyed to Ben Ray Baker and wife, Frances G. Baker, by deed from Elmer W. Baker, Sr., and wife, Verdie L. Baker, of record in Book 3863, page 978, 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 said grantees and their 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.

And we, the grantors, 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 and their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 11th day of August 19 65

Ben Ray Baker

Thomas B. Baker

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Homer E. Stonce, a Notary Public in and for said County and State, the within named Ben Ray Baker and wife Frances C. Baker

the bargainor ___, 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 Madison, Tennessee, this 27th day of Dec., 1965.

Homer E. Stonce, Notary Public

Commission Expires Oct. 30-68

STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ___, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19___.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

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17800

WARRANTY DEED

FROM

Ben Ray Baker and Wife, Frances G. Baker,

TO

Luther A. Tipton and wife, Lois Marie Tipton,

Mail To Rebel Realty Co. Madison Tenn.

94079

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 20 10 08 AM '65

NOTED FOR RECORDING FEE $ 2.00 PAGE 288

DEP. REG.

STATE TAX $ 25.80
PROBATE .50
TOTAL $ 26.30

AUG 20 1965

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

PAID AUG 20 1965

Madison Title Company
MADISON, TENNESSEE