This [illegible] was prepared by:
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 190202

BOOK 4034 PAGE 57

MAP-PARCEL NUMBER(S): Map 42-3 Par 76

NAME AND ADDRESS OF NEW OWNER(S): Mr. & Mrs. James W. Baker

SEND TAX BILLS TO: new owners

FIELD BOOK NUMBER(S): 11D-31030

STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED): 413 Hamblen Drive, Madison

LOAN OR ACCOUNT NO.

PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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,

J. H. CROWDER and wife, CATHERINE CROWDER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES W. BAKER and wife, ESTELLE MARTIN BAKER,

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. 96 on the Map of Primrose Acres, Subdivision, as of record in Book 2663, page 106.

Said Lot No. 96 fronts 95 feet on the south side of Hamblen Drive, and runs back 392.7 feet on the west line and 351.7 feet on the east line, to a dead line, which is a broken line, on which it measures 195.5 feet.

Being the same property conveyed to J. H. Crowder and wife, Catherine Crowder, by deed from Carl E. Sturdivant and wife, as of record in Book 3979, page 322.

This conveyance is made subject to restrictions, of record in Book 2859, page 584.

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 1966 Metro 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.

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 (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 8th day of July, 1966.

Catherine Crowder

J. H. Crowder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named J. H. Crowder and wife, Catherine Crowder, 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 8th day of July, 1966.

My commission expires: March 4, 1967

Helen D Scott
Notary Public

STATE OF _____
COUNTY OF _____

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

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires: _____
Notary Public

Ida Rae Folk

WARRANTY DEED
REF:hs

FROM
J. H. CROWDER and wife

TO
JAMES W. BAKER and wife

8 14,850 62

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 8 2 03 PM '66

NOTE: BOOK 1114 PAGE 442
RECORDING FEE $ 2.00
DEP. REG. _____

3 4 8 7 5

OLD HICKORY EMPLOYEES CREDIT UNION
OLD HICKORY, TENNESSEE

PEARL E. FOLK, JR., ATT
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of the _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____, as such _____, and attesting the same by the said _____, as such _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 19____.

My commission expires: _____
Notary Public

PAID JUL 8 - 1966
DAVIDSON COUNTY
COURT CLERK
R. E. WORRALL

STATE TAX $ 2.75
PROBATE 50
TOTAL $ 3.25

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