WARRANTY DEED

For and in consideration of the sum of ONE THOUSAND AND NO/100 - - - ($1,000.00) - **DOLLARS**

Cash in hand paid, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a mortgage recorded in Book 1770, Page 221, R.O.D.C., Tennessee, executed by Harold S. Baker and wife, and the delivery of one lien note in the sum of $3,689.73, dated June 1, 1950, and due on or before June 1, 1952, with interest at the rate of 5% per annum, and a second lien is hereby retained to secure the payment of this note. We, Harold S. Baker and wife, Ozelia O. Baker

have bargained and sold, and by these presents do transfer and convey unto the said L. J. Gilbert and wife, Ella Lee S. Gilbert, their

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

A lot or parcel of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by W. B. Southgate, Surveyor, March 29, 1940, as follows:

Beginning on the northerly margin of Woodmont Avenue, at the southeast corner of the property conveyed to Clarence F. Hopper and wife by deed from William B. Patton, of record in book 1142, page 549, Register's Office for said County; thence with the northerly margin of said Avenue, eastwardly 75 feet; thence north 2° 45' east 200 feet; thence south 89° 30' west 75 feet to the northeast corner of the Hopper property; thence with Hopper's eastern boundary line, southwardly 200 feet to the point of beginning.

Being the same property conveyed to Harold S. Baker and wife, Ozelia O. Baker, by deed from Joseph F. Potts and wife, of record in book 1760, page 409, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said L. J. Gilbert and wife, Ella Lee S. Gilbert, their **heirs and assigns, forever.**

And we **do covenant with the said** L. J. Gilbert and wife, Ella Lee S. Gilbert, **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,** except as set out herein.

And we, Harold S. Baker and wife, Ozelia O. Baker **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** L. J. Gilbert and wife, Ella Lee S. Gilbert, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 1st. **day of** June **19**50

Harald S. Baker

Ozelia O. Baker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. B. Gillespie, **a Notary Public in and for said County and State, the within named** Harold S. Baker and Ozelia O. 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 office, this 1st. **day of** June **19**50

Commission expires July 13, 1953

Notary Public.

103388

WARRANTY DEED

FROM

HAROLD S. BAKER AND WIFE,
OZELIA O. BAKER

TO

L. J. GILBERT AND WIFE
ELLA LEE S. GILBERT

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day JUN 1950
at 2:20 o'clock P. M.
Noted in Book ... Page ...
Recorded in Book ... Page ...
Recording Fee $ 1.50
JAMES P. WILSON, Register
By ... Dpt. Reg.

The Guaranty Title Co.
Title Guaranteed
Abstracts of Titles
Third Ave. North
NASHVILLE, TENN.

Form 103-A