WARRANTY DEED

15074

FROM

T.J. BAXTER and wife,
S.E. BAXTER

TO

LEONA BAXTER, individually,
and as Trustee for,
MARGUERITE BAXTER KOONCE

Fred S. Powell, Attorney
LAW OFFICES
BAILEY, POWELL & DAVIS
NASHVILLE TRUST BUILDING
NASHVILLE 3, TENNESSEE

FSP:NF
5/25/49

LAW OFFICES
BAILEY, POWELL & DAVIS
NASHVILLE TRUST BUILDING
NASHVILLE 3, TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other valuable consideration paid by LEONA BAXTER, the receipt of which is hereby acknowledged, and reserving to ourselves and each of us a life estate in the real property hereinafter described, we, T.J. BAXTER and wife, S.E. BAXTER, have bargained and sold and do hereby transfer and convey to LEONA BAXTER, unmarried, for her sole and separate use, a one-half (1/2) undivided interest in the land hereinafter described, and to LEONA BAXTER, as Trustee, for MARGUERITE BAXTER KOONCE, with full power as such Trustee to use or encumber, or to sell, transfer and convey and give fee simple title to a purchaser from her, and such purchaser shall be relieved from all responsibility to follow or in any way be responsible for the distribution of the proceeds of such sale, the other one-half (1/2) undivided interest in said land. Said tract of land being in the 14th Civil District of Davidson County, Tennessee, and described as follows:

> Beginning at a point in the center of Baxter Road, the southeast corner of the above tract conveyed. Thence north 4½ degrees east 1905.7 ft. with Alice Baxter line. Thence south 89 degrees 16 minutes east 761.1 ft. with Alice Baxter line. Thence north 43 degrees 15 minutes west 1221.17 ft. with line to the junction of a small branch. Thence north 30 degrees 30 minutes east 387 ft. to a point 20 ft. below the falls of a branch. Thence north 88 degrees west 760 ft. with F.R. Lane line. Thence south 2 degrees west 2515 ft. with the 26.5 acre tract to be conveyed to Paul Baxter from T.J. Baxter and wife; Thence continuing with the 26.5 acre tract south 87 degrees 04 minutes east 114.5 ft. to a stake. Thence continuing with the 26.5 acre tract south 2 degrees 56 minutes west 645 ft. to the center of said road. Thence with the center of the road north 88 degrees east 502.2 ft. to the point of beginning. Containing 52.6 acres,