WARRANTY DEED

FROM

Thomas B. Baker, Jr. et ux.

TO

Robert L. McCracken et ux.

77992

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of NOV A.D. 1955
at 3:39 o'clock P. M.
Noted in Book 85 Page 769
Recorded in Book ____ Page ____
Recording Fee $2.25
JAMES P. WILSON, Register.
By ____ Dpt. Reg.

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

PIRTLE-WOODARD REALTY CO.
506 NASHVILLE TRUST BLDG.
NASHVILLE, TENNESSEE

For and in Consideration of the sum of Ten and no/100 ($10.00) ---------- DOLLARS

cash paid by Robert L. McCracken and wife, Billye N. McCracken, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, Thomas B. Baker, Jr. and wife, Katherine Healan Baker,

have bargained and sold, and by these presents do transfer and convey unto the said Robert L. McCracken and wife, Billye N. McCracken, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being lot No. 2 on the Plan of Lealand Manor, Second Addition, not of record, described according to a survey made by William A. Pitts, Surveyor, November 13, 1947, as follows:

Beginning on the northerly margin of Overton Lea Road at the southeast corner of the property conveyed to R. F. Stamps and wife by deed from F. N. McNeill, Jr., Executor and Trustee, of record in book 1909, page 40, and by two deeds of correction of record in book 1912, page 31, and book 1914, page 198, Register's Office for said County, being the corner of lots Nos. 2 and 3; thence with the line between said two lots, north 0° 59' east 597.8 feet; thence south 83° 13' east 136 feet, and south 88° 12' east 47 feet to a monument; thence south 2° 51' east 220 feet to a monument; thence south 83° 22' east 33.3 feet to the northwest corner of lot No. 1; thence with the westerly line of said lot, south 5° 05' east 317.7 feet to the northerly margin of Overton Lea Road; thence with said Road, southwestwardly 275 feet to the beginning.

Said property was conveyed to Thomas B. Baker, Jr. and wife, Katherine Healan Baker, by deed from Laura Lea Robertson, of record in book 1361, page 285, and by deed of correction from F. N. McNeill, Jr., Trustee, of record in book 1730, page 204, Register's Office for said County.

This conveyance is made subject to ten-foot utility easement along the northerly and easterly lines of premises; 100-foot building setback line from Overton Lea Road, and conditions of owners certificate, as shown on the unrecorded plan of Lealand Manor, Second Addition, not of record, as shown by survey by William A. Pitts, Surveyor, dated November 13, 1947; restrictive covenants contained in instrument of record in book 1081, page 643 and restrictive covenants contained in deed of record in book 1361, page 285, both of the Register's Office for Davidson County, Tennessee.

Under deed from Laura Lea Robertson to Thomas B. Baker, Jr. and wife, of record in book 1361, page 285, said Register's Office, it was provided that above property was not to be sold without the written consent of grantor and offering said property to her upon the same terms as offered by proposed purchaser, and all of which conditions and provisions have been made and complied with, and by reason thereof I, F. N. McNeill, Jr., Executor and Trustee under will of Laura Lea Robertson, deceased, join in this conveyance for the purpose of giving my written consent for this conveyance, but in so doing I reserve the right to pass upon the purchaser, or to exercise my option, in the event Robert L. McCracken and wife, Billye N. McCracken, ever desire to sell the herein described property.