BK 2697

WARRANTY DEED

FROM James Russell Baxter et ux.

52107

TO George F. Hostettler, Jr. et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record SEP 16 19 30
at 10 o'clock A.M. Book 2697 Page 169
Fee $.70
U.S.P. WILSON, REGISTER
by [illegible] D.C.

Compliments of
Guaranty Title Company
[illegible] of
[illegible]rance Company
Building
[illegible]

WARRANTY DEED

For and in Consideration of the sum of Five Thousand One Hundred Twenty Five and no/100 - - - - - - - -($5,125.00) - DOLLARS cash in hand paid by George F. Hostettler, Jr. and wife, Martha L. Hostettler, the receipt of which is hereby acknowledged,

We, James Russell Baxter and wife, Elsie Lou Baxter,

have bargained and sold, and by these presents do transfer and convey unto the said George F. Hostettler, Jr. and wife, Martha L. Hostettler, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being in the 14th, formerly 24th, Civil District of said County and State, described as follows:
Beginning at a stone, black oak and beech pointers, Zimmerle's northeast corner; thence south 88½° east 84.67 poles to a stake in the northwest corner of the Chas. Ertola Land; thence with his west line, south 1½° west 160 poles to a stake in Joe Toso's north line, and with the same, south 64½° west 66.5 poles, more or less, to the center line of Dry Fork Road, at the northeast corner of the Church lot; thence with the center line of said road, north 18° west 31.4 poles to a point in the south boundary line of the Julia Ertola 2-acre tract, and with the same, north 49° east 29.3 poles, more or less, to the southeast corner of another 2-acre tract; thence north 30° west 41.5 poles to the north corner of the second 2-acre tract, at a point in Zimmerle's line; thence north 2½° east 111.5 poles, more or less, to the beginning, containing 86.84 acres, more or less.
Included in the above description, but specifically excluded therefrom is all that portion of the land within the bounds of any roads or highways, particularly Highway No. 112, and including but excluding three tracts of land conveyed by the grantors herein, one to George D. Baker and wife, by deed of record in Book 1431, page 196, Register's Office for said County, containing 10 acres, more or less; one to Eileen Flynn Hostettler, by deed of record in Book 2103, page 252, said Register's Office; and one to L. C. Cunniff by deed of record in Book 2103, page 342, said Register's Office.
Being the same real property conveyed to James Russell Baxter and wife, Elsie Lou Baxter, by deed from Robert E. Carman and wife, of record in book 2301, page 549, Register's Office for said County.

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