WARRANTY DEED

FROM

Leslie B. Baker, et ux

TO

James M. Burns, et ux

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

WARRANTY DEED

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

CASH IN HAND PAID BY James M. Burns and wife Evelyn Jackson Burns, and other good and valuable consideration, the receipt of which is hereby acknowledged. As a further consideration the said James M. Burns and wife, Evelyn Jackson Burns hereby assume and agree to pay the remaining $10,109.53 of a note originally in the sum of $10,600.00. Said note is payable in monthly installments of $53.74 each, including principal and interest at the rate of 4½% per annum, plus one-twelfth of the annual taxes and insurance, making the total monthly installment in the sum of $74.00. Said note is secured in a deed of trust of record in Book 2421, page 259, Register's Office for Davidson County, Tennessee.

We, Leslie B. Baker and wife, Isabel P. Baker

have bargained and sold, and by these presents do transfer and convey unto the said James M. Burns and wife, Evelyn Jackson Burns, 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. 70 on the Plan of Woodberry Park Subdivision, as of record in Book 2133, pages 117, 118 and 119, Register's Office for said County. Said lot No. 70 fronts 68 feet on the south side of Woodberry Drive and runs back between lines, measuring 193 feet on the west line and 201 feet on the east line to the rear line which is a broken line measuring 99.2 feet thereon. Being the same property conveyed to Leslie B. Baker and wife, Isabel P. Baker by deed from Southland Construction Company of record in Book 2438, page 399, Register's Office for Davidson County, Tennessee.

Conveyed subject to restrictive covenants and easements as shown of record in Book 2297, page 194 and Book 2133, pages 117, 118 and 119, Register's Office for Davidson County, Tenn.