K 3034

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100 ---------- DOLLARS

cash in hand paid by JAMES RICHARD VERNON AND WIFE, PATTIE VERNON

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

H. F. BAKER AND WIFE, CLARA M. BAKER

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a tract in the 5th Civil District of said County, described according to a copy of a survey made by William Collier Parrish Associates, Civil Engineers, dated Jan. 21, 1960, as follows:

BEGINNING at an iron stake at the northeast intersection of the proposed right-of-way of Inter-State Highway and Baker Town Road, formerly Ezell Road; thence along the east margin of Baker Town Road, north 3° 45' east 500.83 feet to an iron stake; thence around a slight curve having a radius of 1251.10 feet, a distance of 138.29 feet to a stake; continuing with said Road, north 10° 05' east 458.84 feet to an iron stake; continuing with the road, around a slight curve, with a radius of 1079.72 feet, a distance of 154.21 feet to an iron stake; continuing with said road, north 1° 54' east 225.64 feet to an iron stake in the west boundary of the inter-state highway; thence along the westerly boundary of said highway, south 29° 26' east 1180.70 feet to a hub; thence with the proposed right-of-way as follows: South 2° 20' west 273.19 feet to a hub; south 27° 05' west 189.98 feet to a hub; south 75° 20' west 219.04 feet to a hub; north 74° 40' west, 246.10 feet to a hub; south 15° 20' west 29.99 feet to a hub; thence north 83° 04' west 180.42 feet to the beginning, containing 15.44 acres.

Being part of the property vested in H. F. Baker, as one of the heirs-at-law of A. J. Baker, deceased, and by deed from Eunice and Grace Baker, of record in Book 2745, page 636, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22 day of Feb, 1960

H. F. Baker Sr. — Clara M. Baker

H. F. BAKER — CLARA M. BAKER

STATE TAX $ 15.50

PROBATE .50

TOTAL $ 15.50

STATE OF TENNESSEE
DAVIDSON COUNTY

MAR 30 1960
R. E. WORRALL
REGISTER & CLERK
DAVIDSON COUNTY, TENN.

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named H. F. Baker and Clara M. Baker, the bargainors, 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 Nashville, Tennessee, this 22nd day of Feb, 1960

Commission expires 12-16-61

Notary Public.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

FORM 1001

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of Mar A.D. 1960 at 10:15 o'clock A M
Noted in Book [illegible] Page [illegible]
Recording Fee [illegible]
JAMES P. WILSON, Register
By [illegible] D.C.

REGISTER'S OFFICE

JAMES RICHARD VERNON, ET UX

To

H. F. BAKER, ET UX

Warranty Deed
G-135896 RAB
From 77619

PG 259