K 3103

WARRANTY DEED

FROM

HENRY ANGEL FRENCH III, et ux

TO

H. EDWARD BAKER, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day of AUG A.D. 1990 at 8:28 o'clock A.M.
Noted in Book 96 Page 457
Recorded in Book Page
Recording Fee $ 2.00
JAMES P. WILSON, Register
By Emily Ann Tarpley D.C.

Compliments of
Guaranty Title Company
A Division of

$16 97014

WARRANTY DEED

For and in Consideration of the sum of ----------

TEN and no/100 ($10.00) ------- DOLLARS cash and other good and valuable considerations, paid by H. Edward Baker and wife, Frances T. Baker, receipt of which is hereby acknowledged, and for the further consideration of said H. Edward Baker and wife, Frances T. Baker, assuming and agreeing to pay the balance owing on a note secured by a deed of trust executed by Henry Angel French III and wife, Maxine Brown French, to G. F. Turner, Trustee, and recorded in Book 2167, page 187, Register's Office for Davidson County, Tennessee,

we, Henry Angel French III and wife, Maxine Brown French,

have bargained and sold, and by these presents do transfer and convey unto the said H. Edward Baker and wife, Frances T. Baker,

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. 40 on the Plan of Oakland Acres, Section 4, as of record in Book 2133, page 19, Register's Office for said County.

Said Lot No. 40 fronts 138.6 feet on the westerly side of Acre Trail and runs back 290 feet on the northerly line and 290.2 feet on the southerly line to a dead line, measuring 138 feet thereon.

Being part of the property conveyed to Henry Angel French III and wife, Maxine Brown French, by deed from Ray E. Garrett, et ux, of record in Book 2134, page 401, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 2100, page 109, Register's Office for said County, and subject to utility easement, anchorage easement and 100-foot setback line as shown on plan in Book 2133, page 19, said Register's Office.

G 477