BK 3225

AE/p 5/18/61

LAW OFFICES
BAILEY, EWING, DAVIES & BAILEY
NASHVILLE TRUST BUILDING
NASHVILLE 3, TENNESSEE

WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations paid to the undersigned by Real Properties, Inc., receipt of which is hereby acknowledged, I, Thomas B. Baker, Jr., joined by my wife, Katherine H. Baker, who joins herein for the sole purpose of releasing and relinquishing any and all rights by way of homestead, dower, or otherwise, have bargained and sold, and by these presents do transfer and convey unto the said Real Properties, Inc., a Tennessee corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

> Beginning at a point in the easterly margin of Harding Road, said point being 165.0 feet south 15° 51' west from an iron pin set at the intersection of the easterly margin of Harding Road and the southerly margin of Harding Place; from said point of beginning, thence south 74° 09' east 180 feet to a point; thence south 29° 09' east, 28.281 feet to a point; thence south 15° 51' west 200 feet to a point; thence south 60° 51' west 28.281 feet to a point; thence north 74° 09' west 180 feet to a point in the southerly margin of Harding Road; thence with said margin of Harding Road north 15° 51' east 240 feet to the point of beginning.
>
> Being a part of the property conveyed to Thomas B. Baker, Jr. by deed of Belle Meade Country Club, of record in Book 2856, page 573, 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 Real Properties, Inc., its successors and assigns, forever. And I, Thomas B. Baker, Jr., do covenant with the said Real Properties, Inc. that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Thomas B. Baker, Jr., do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Real Properties, Inc., its successors and assigns against the lawful claims of all persons, whomsoever.

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