K 3278

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS' TITLE CO

For and in consideration of the sum of $9,800.00

Nine Thousand, Eight Hundred and no/100 DOLLARS

Cash in hand paid by Rogers E. Baker and wife, Dorothy H. Baker, the receipt of which is hereby acknowledged,

AREA PROPERTIES COMPANY, INC,

a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee has bargained and sold, and by these presents do/transfer and convey unto the said Rogers E. Baker and wife, Dorothy H. Baker their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Cumberland Gardens, Section 3, as of record in Book 2854, page 146, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the easterly side of Salem Mason Drive and runs back 133.3 feet on the northerly line and 138.8 feet on the southerly line to a dead line in the rear measuring 65 feet thereon.

Being part of the same property conveyed to Area Properties Company, Inc., by deed from Robert H. Crowell, and wife, Nellie Mickens Crowell, of record in Book 2926, page 363, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rogers E. Baker and wife, Dorothy H. Baker their heirs and assigns, forever.

And it does covenant with the said Rogers E. Baker and wife, Dorothy H. Baker that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And Area Properties Company, Inc. does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Rogers E. Baker and wife, Dorothy H. Baker their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF AREA PROPERTIES COMPANY, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 23rd day of August, 1961.

AREA PROPERTIES COMPANY, INC.

Attest: Albert Morris

Albert G. Morris, Secretary

By: Carl B. Turner

Carl B. Turner, President

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