WARRANTY DEED

34811 FROM

Paula M. Shields et al.

TO

Charles E. Baker et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 80 day of NOV AD 1982 at 3:33 o'clock P M.
Noted in Book 123 Page 722
Recorded in Book Page
Recording Fee $ 2.50
Register
Deputy Reg.

Compliments of
Guaranty Title Company

WARRANTY DEED

For and in Consideration of the sum of Twelve Thousand and No/100 - - - - - - - - - - - -
- - - - - - - - - - - - - - - ($12,000.00) - - - - - - - - - - - - - - - ***DOLLARS***

of which $6,288.22 has been paid in cash by Charles E. Baker and wife, Nancy Lee Baker, the receipt of which is hereby acknowledged, and for the remainder the said Charles E. Baker and wife, Nancy Lee Baker, have assumed and agree to pay the unpaid balance of $5,711.78 of an indebtedness in the original amount of $9,500.00, secured by deed of trust executed by Thomas Marshall Barnes to Herschel Greer, Trustee, of record in book 1735, page 63, and assigned to New York Life Insurance Company by an instrument of record in book 1864, page 301, Register's Office for Davidson County, Tennessee,

We, Paula M. Shields, Wallace R. Massey, and Fred H. Massey,

have bargained and sold, and by these presents do transfer and convey unto the said Charles E. Baker and wife, Nancy Lee 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. 3 on the plan of Sugar Tree Subdivision, as of record in book 1424, page 100, Register's Office for said County, described as follows:
Beginning on the southerly margin of Abbott-Martin Road at the corner of lots Nos. 2 and 3; thence with the line between said two lots, southwardly 170 feet to the corner of lots Nos. 2, 3 and 4; thence with the line between said lots Nos. 3 and 4, eastwardly 139 feet to the westerly margin of Cross Creek Road; thence with said Road, northwardly 144.9 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northwestwardly 39.4 feet to the southerly margin of Abbott-Martin Road; thence with said Road, westwardly 113.9 feet to the beginning.
Being the same real property conveyed to Laura B. Massey by deed from Bunn S. Rhea and wife, of record in book 3182, page 419, said Register's Office, the said Laura B. Massey having since died, survived by the above mentioned grantors as her only heirs-at-law.

This conveyance is made subject to a 20-foot building setback line from Cross Creek Road, 80-foot building setback line from Abbott-Martin Road, and conditions of owners certificate, as shown on plan of record in book 1424, page 100, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 1715, page 101, said Register's Office.