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28 WARRANTY DEED

FROM
William Howard Baker et ux.

TO
Clay Clifton et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of JAN A.D. 1963 at 1:29 o'clock P.M.
Noted in Book 104 Page 180
Recorded in Book ___ Page ___
Recording Fee $2.00
Lelia B. Wilmoth, Register
By T. Hunt, Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

8-171137

WARRANTY DEED

For and in Consideration of the sum of Ten and no/100 ----------($10.00) ---------- ---------- ***DOLLARS***

cash in hand paid by Clay Clifton and wife, Leone S. Clifton, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, William Howard Baker and wife, Ann Esther Baker,

have bargained and sold, and by these presents do transfer and convey unto the said Clay Clifton and wife, Leone S. Clifton, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 11 on the Plan of the Subdivision of the Herbert Anderson Tract, a part of the N. O. Love Estate, as of record in book 421, page 37, Register's Office for said County, described as follows:
Beginning at a point on the westerly margin of Saunders, formerly Roberts, Avenue, at the northeast corner of the property conveyed to William E. Casteel and wife, by deed from William H. Baker and wife, of record in book 3430, page 55, said Register's Office; thence with the westerly margin of said Avenue northwardly 179 feet to the southern boundary line of lot No. 12 on said Plan; thence with the line between said lots Nos. 11 and 12 westwardly 645 feet to the eastern boundary line of lot No. 14; thence with the line between said lots Nos. 11 and 14 southwardly 325 feet to the corner of lots Nos. 10, 11, 14 and 15; thence with the line between said lots Nos. 10 and 11 eastwardly 439 feet to the southwest corner of the property conveyed to Morse W. Cowell and wife, by deed from William Howard Baker and wife, of record in book 3224, page 151, said Register's Office; thence with said Cowell's western boundary line northwardly 81 feet to said Casteel's southern boundary line; thence with same westwardly 7 feet to said Casteel's southwest corner; thence with said Casteel's western boundary line northwardly 73.5 feet to said Casteel's northwest corner; thence with said Casteel's northern boundary line eastwardly 81.2 feet to an iron pin 7 feet north of a house on said Casteel's property; thence continuing with said Casteel's northern boundary line eastwardly 132 feet to the beginning.
Being part of the real property conveyed to William Howard Baker and wife, Ann Esther Baker, by two deeds from Paul Elijah Skaggs and wife, of record in book 2083, page 315, and the other of record in book 2343, page 613, said Register's Office.

The said William Howard Baker and wife, Ann Esther Baker convey all their right, title and interest to any property adjacent to premises used for road-way purposes by reason of adverse possession or otherwise to the said Clay Clifton and wife, Leone S. Clifton.

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