WARRANTY DEED

For and in consideration of the sum of Forty-two thousand, five hundred and no/100--------
------------------------------($42,500.00)----------------------------------*DOLLARS*

cash in hand paid by James A. Baker, the receipt of which is hereby acknowledged,

Nashville Bank & Trust Company, a Tennessee corporation, has
bargained and sold, and by these presents do transfer and convey unto the said
James A. Baker, his
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the north 80 feet of lots Nos. 22, 23 and 24 on the plan of the subdivision of Mrs. John H. Williams' Heirs' Subdivision of lot No. 159 of the Boyd Home Tract, of record in book 161, page 42, Register's Office for said County.
Said parts of said lots front 80 feet on the easterly side of 21st. Avenue South, and run back between parallel lines along the south margin of an alley 150 feet to a dead line.
Being the same real property conveyed to Nashville Bank & Trust Company, a Tennessee corporation, by deed from The Vanderbilt University, a Tennessee corporation of record in book 3097, page 111, said Register's Office.

This conveyance is made subject to restrictive covenant contained in deed of record in book 288, page 490, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. Baker, his
heirs and assigns, forever.

And ~~Grantor~~ does *covenant with the said* James A. 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 for taxes for the year 1964, which are prorated and assumed by the grantee.

And Nashville Bank & Trust Company, does
further covenant and bind itself, its successors *and representatives, to warrant and forever defend the title to the said land to the said* James A. Baker, his
heirs and assigns against the lawful claims of all persons, whomsoever.
Witness ... *hand this* 27th *day of* Feb *, 19*64*, the company, if any, having caused its name to be signed hereto by its duly authorized officers on the day and date.*

Nashville Bank & Trust Company

[signature] Secy.

By: [signature] Vice Pres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me,..............................., *a Notary Public in and for said County and State,*...............................

....

the within named bargainor , with whom I am personally acquainted, and who acknowledged that .... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at............................... *Tennessee, this*............ *day of*..............................., *19*..........

.... *Notary Public*

Commission expires...............................