WARRANTY DEED BOOK 3798 PAGE 23

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Tyler Baker (NAME:)	Robert Tyler Baker (NAME:)	3D-35520
2112 Jade Drive (STREET ADDRESS OR ROUTE NUMBER)	2112 Jade Drive (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00 TEN *DOLLARS* Cash in hand paid and other good and valuable consideration the receipt of which is hereby acknowledged, and the assumption of the balance of an indebtedness in the principal amount of Twelve Thousand Forty-Three Dollars and 75/100 ($12043.75) which is secured by a deed of trust on the property herein conveyed, which was executed by Stanley E. Neuhaus and wife, Jeanne T. Neuhaus, to Albert Wm. Johnson, Trustee, of record in Book 3718, Page 195, Register's Office for Davidson County, Tennessee, to secure a note in the original amount of $12,100.00, payable as therein specified.

We Stanley E Neuhaus & wife Jeanne T. Neuhaus *have bargained and sold, and by these presents do transfer and convey unto the said* Robert Tyler Baker and wife, Betty Brown 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. 59 on the Map of Elm Hill Acres, Section No. 1, as of record in Book 2331, page 67, Register's Office for said County.

Said Lot No. 59 fronts 80 feet on the north side of Jade Drive and runs back between lines, 225 feet on the west line and 229.4 feet on the east line to a dead line in the rear on which it measures 50 feet.

Being the same real property conveyed to Stanley E. Neuhaus and wife, Jeanne T. Neuhaus, by deed from Lawrence Bennett and wife, of record in book 3678, page 625, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2112 Jade Drive (House Number) (Street) Nashville P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert Tyler Baker and wife, Betty Brown Baker, their *heirs and assigns, forever.*

And we *do covenant with the said* Robert Tyler Baker and wife, Betty Brown Baker *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, Stanley E. Newhaus and wife, Jeanne T. Neuhaus *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert Tyler Baker and wife, Betty Brown Baker, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 29th *day of* July, *1964, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jeanne T. Neuhaus

Stanley E. Neuhaus

RECEIVED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert P. Ziegler, a Notary Public in and for said County and State, ~~Robert Tyler Baker and wife Betty Brown Baker~~ Stanley E. Neuhaus and wife Jeanne T. Neuhaus

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

Witness my hand and official seal at Nashville Tennessee, this 29th day of July, 19 64.

ROBERT P. ZIEGLER NOTARY PUBLIC DAVIDSON COUNTY TENN.

Notary Public

Commission expires August 1, 1966

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

C7

PAID AUG 5 1964
DAVIDSON COUNTY, TENN.
COUNTY COURT CLERK
R. E. WORRALL

AUG 5 1964

STATE TAX $ ~~18.25~~ 32.85
PROBATE 50
TOTAL $ ~~19.35~~

WARRANTY DEED

FROM
Stanley E. Neuhaus & wife

TO
Jeanne T. Neuhaus

Robert Tyler Baker & wife
Betty Brown Baker

44830

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

RECORDING FEE 109 645
TAX REG. 2.00

Compliments of
Guaran Company
Kansas Cit ance Company
At uilding
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

THOMAS REALTY COMPANY
REALTORS
Third National Bank Building
NASHVILLE 3, TENNESSEE

Mail