RECORDER'S MEMO: Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received

WARRANTY DEED | ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven R. Millspaugh (NAME)	Steven R. Millspaugh (NAME)	MAP 98
John Hager Rd (STREET ADDRESS OR ROUTE NUMBER)	2901 Elm Hill Rd (STREET ADDRESS)	PAR 38.7
Hermitage Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville Tenn (CITY) (ZONE) (STATE)	P/O RM

For and in Consideration of the sum of TEN AND NO/100 ($10.00) - DOLLARS and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.



I, Robert E. Baker, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said Steven R. Millspaugh and wife, Judith Ann Millspaugh their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land lying and being in the 4th Civil District of Davidson County, Tennessee, and being a part of the John Cook Lands, as of record in Book 45, pages 765 and 766, Register's Office for Davidson County, Tennessee, and described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, on November 12, 1963, and amended on December 7, 1963, and shown as Tract No. 9 on said survey, described as follows, to-wit:

Beginning at a point in the northerly margin of Joh Hager Road; said point being the southwest corner of the tract herein conveyed and the southeast corner of Tract No. 8 which is the same property conveyed to George J. Johnston and wife, of record in Book 3678, page 294, Register's Office for said County; thence north 2 deg. 30' east 813.6 feet to an iron pin; thence south 85 deg. 10' east 150.4 feet to an iron pin; thence south 2 deg. 30' west 801.0 feet to an iron pin in the northerly margin of John Hager Road; thence in a westerly direction along the northerly margin of John Hager Road 150 feet to the point of beginning and containing 2.8 acres, more or less.

Being part of the same property conveyed to Robert E. Baker, Trustee, by deed from Eugene Brown, et als, of record in Book 3673, page 189, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to a TVA easement of record in Book 1255, page 347, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to a restriction that if a residence is constructed on said property it must contain at least 600 square feet of livable floor area.

This is unimproved (X) improved ( ) property, known as John Hager Road Donelson Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Steven R. Millspaugh and wife, Judith Ann Millspaugh, their heirs and assigns, forever.

And I do covenant with the said Steven R. Millspaugh and wife, Judith Ann Millspaugh that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Robert E. Baker, Trustee do further covenant and bind my trust, my successors in trust ~~his~~ and representatives, to warrant and forever defend the title to the said land to the said Steven R. Millspaugh and wife, Judith Ann Millspaugh their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 9th day of September, 19 64

Robt E Baker Trustee

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Dewey W. Pedigo, a Notary Public in and for said County and State, the within named Robert E. Baker,

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

Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 1964.

Dewey W. Pedigo, Notary Public

Commission Expires 10-27-66

DEWEY W. PEDIGO NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF
County of

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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 _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

Conv. 2,500 1/8

BOOK 3809 PAGE 693

STATE TAX $ 3.75
PROBATE .50
TOTAL $ 4.25

SEP 9 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID SEP 9 1964

CT

WARRANTY DEED

FROM

ROBERT E. BAKER, THUSTEE

TO

STEVEN R. MILLSPAUGH, ET UX

49521

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 9 2 02 PM '64

NOTE BOOK 110 PAGE 85
RECORDING FEE $ 2.50
DEP. REG. 2

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

PEDIGO & SAINDON