MR. & MRS. MARSHALL F. BAKER
817 ROSE PARK DRIVE
NASHVILLE, TENNESSEE

BOOK 3819 PAGE 342

Map 84-5
Par. 51
M.O.

**WARRANTY DEED** **ATTORNEYS TITLE COMPANY**

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: MURPHREE MORTGAGE COMPANY
ADDRESS: 226 THIRD AVE. NORTH, NASHVILLE, TENNESSEE

**For and in Consideration of** the sum of ------$10.00----------
Ten and No/100----------DOLLARS
Paid in Cash to us by Marshal T. Baker and wife, Clarice F. Baker, and other good and valuable considerations, receipt of which is hereby acknowledged.

Carl Batson and wife, Bettye Batson

have bargained and sold, and by these presents do transfer and convey unto the said

Marshal T. Baker and wife, Clarice F. 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. 28 on the PLAN OF ROSE ESTATES, SECTION I, of record in Book 3600, page 37, Register's Office for said County.

Said Lot No. 28 fronts 64 feet on the southeasterly side of Rosa Park Drive and extends back 177.48 feet on the northeasterly line and 155.49 feet on the southwesterly line, to a dead line in the rear on which it measures 105.17 feet.

Being part of the Property conveyed to Carl Batson by deed from Clarence R. Berrick and wife, of record in Book 3499, page 226, said Register's Office.

First American National Bank, by Power of Attorney of record in Book 3806, page 224, Register's Office for Davidson County, Tennessee, is authorized to accept payment and make releases, joins herein for the purpose of releasing the lien against this particular lot by no further and not otherwise.

**This is improved property, known as 817 Rose Park Drive, Nashville, 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 Marshal T. Baker and wife, Clarice F. Baker their heirs and assigns, forever.

And We do covenant with the said Marshal T. Baker and wife, Clarice F. 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, Carl Batson and wife, Bettye Batson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Marshal T. Baker and wife Clarice F. Baker their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 30th day of September, 19 64

Carl Batson

Bettye Batson

FIRST AMERICAN NATIONAL BANK

By: Brannon Huddleston

Brannon Huddleston

Asst. Trust Officer

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Ellouise Bailey, a Notary Public in and for said County and State, the within named Carl Batson and wife, Bettye Batson

the bargainor, 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 30th day of September, 19 64

Ellouise Bailey, Notary Public

Commission Expires 1-25-66

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, Ellouise Bailey, a Notary Public within and for the State and County aforesaid, personally appeared Brannon Huddleston and with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Asst. Trust Officer and respectively of the First American National Bank the within named bargainor, a corporation, and that (he) as such Asst. Trust Officer 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 Brannon Huddleston as such Asst. Trust Officer, and attesting the same by the said as such

Witness my hand and official seal at office at Nashville on this the 30th day of September, 19 64

My commission expires 1-25-66

Ellouise Bailey
Notary Public

($12,375.00)

# WARRANTY DEED

FROM

Carl Batson et ux

TO

Marshal T. Baker et ux

(Murphree Mortgage Company)

53284

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 6 2 34 PM '64

RECORDING FEE 110 PAGE 179

DEP. REC. 2 2.25

Attorneys TITLE COMPANY, INC.



STATE TAX $ 18.56
PROBATE 1.50
TOTAL $ 19.06

OCT 6 1964

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

PAID OCT 6 1964