WARRANTY DEED ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. R. Hughes (NAME)	W. R. Hughes (NAME)	MAP 75
Old Hickory Blvd (STREET ADDRESS OR ROUTE NUMBER)	1400 Lebanon Rd (STREET ADDRESS)	P/O PAR 54
Hermitage Tenn (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn (CITY) (ZONE) (STATE)	M.P.

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, Thelma C. Baker,

have bargained and sold, and by these presents do transfer and convey unto the said William Robert Hughes and wife, Sandra S. Hughes

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

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Hickerson, Engineers, October 9, 1964, as follows:

Beginning at a point on the easterly margin of Old Hickory Boulevard 1366.5 feet southerly from the center of Stoners Creek and the south west corner of the property conveyed to Robert E. Baker, and wife, by deed from Thelma Charlton Baker, et al, of record in Book 3824, page 21, Register's Office for said County; thence south 80 deg. 50' east 394.4 feet to the westerly right-of-way line of the Tennessee Central Railroad; thence with same south 39 deg. 20' west 800 feet to an iron pin on the easterly margin of said Boulevard; thence with same north 10 deg. 29' east 640.5 feet to the beginning of a curve having a radius of 1244.68 feet and continuing with the easterly margin of said Boulevard around said curve in a northwesterly direction 39.5 feet to the beginning, containing 3.1 acres, more or less.

Being part of the real property conveyed to Otis O. Baker and wife, Thelma C. Baker, by deed from Vernon L. Wright, Sr., et al, of record in Book 1316, page 267, said Register's Office, the said Otis O. Baker having since died.

The above described property is conveyed subject to the following restrictions:

1. Any residence constructed on said property must contain at least 1250 square feet of liveable floor area.
2. The outside wall must contain at least 75% brick or stone construction.

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

This is unimproved (X) improved ( ) property, known as 3 Acres Old Hockley Blvd Hermitage
(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 William Robert Hughes and wife, Sandra S. Hughes their heirs and assigns, forever.

And I do covenant with the said William Robert Hughes and wife, Sandra S. Hughes 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, Thelma C. Baker do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said William Robert Hughes and wife, Sandra S. Hughes their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 13th day of October, 19 64

Mrs Thelma C Baker





STATE OF TENNESSEE
Davidson County.

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

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

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 1964.

Robert E Baker, Notary Public

Commission Expires Nov 29 1964

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

WARRANTY DEED

FROM

THELMA C. BAKER

TO

WILLIAM ROBERT HUGHES, ET UX

56298

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 29 10 27 AM '64

NOTED: BOOK 110 PAGE 316
RECORDING FEE $ 2.00
DEP. REG. 1

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

PEDIGO & SAINDON

STATE TAX $ 2.50
PROBATE 50
TOTAL $ 3.00

OCT 29 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID OCT 29 1964
CT

Ctr. for 5.50
No. 5 Cents