WARRANTY DEED ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G W Lovell Jr (NAME)	G. W Lovell Jr (NAME)	MAP 75
Old Hickory Blvd (STREET ADDRESS OR ROUTE NUMBER)	3rd + Demonbreun (STREET ADDRESS)	P/o PAR. 54
Hermitage Tenn (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn (CITY) (ZONE) (STATE)	M.O.

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.

We, Robert E. Baker and wife, Anne S. Baker, have bargained and sold, and by these presents do transfer and convey unto the said Gilbert Ward Lovell, Jr. and wife, Caroline Terry Lovell 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 5, 1964, as follows:

Beginning at an iron pin on the easterly margin of Old Hickory Boulevard, south 4 deg. 50' east 241 feet from the intersection of said Boulevard and the southern boundary line of the property conveyed to Margaret Baker, by deed from F. G. Baker, et al, of record in Book 1157, page 587, Register's Office for said County; thence with the easterly margin of said Boulevard south 4 deg. 50' east 68.2 feet to the beginning of a curve having a radius of 1283.78 feet and continuing with the easterly margin of said Boulevard around said curve in a southeasterly direction 136.8 feet to an iron pin; thence north 75 deg. 37' east 629.5 feet to an iron pin in an old established wire fence; thence with said fence north 19 deg. 08' west 228 feet to an iron pin; thence south 73 deg. 27' west 585.5 feet to the beginning, containing 3 acres, more or less.

Being part of the real property conveyed to Robert E. Baker and wife, Anne S. Baker, by deed from Thelma Charlton Baker, et al, dated October 19, 1964, filed October 20, 1964 and recorded in Book 3824, page 21, said Register's Office.

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.
3. A 100-foot minimum building setback line is hereby established from Old Hickory Boulevard.

This is unimproved (X) improved ( ) property, xxxxxx located on Old Hickory Boulevard, Nashville, 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 Gilbert Ward Lovell, Jr. and wife, Caroline Terry Lovell, their heirs and assigns, forever.

And we do covenant with the said Gilbert Ward Lovell, Jr. and wife, Caroline Terry Lovell 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, Robert E. Baker and wife, Anne S. Baker

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gilbert Ward Lovell, Jr. and wife, Caroline Terry Lovell their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 30th day of October, 19 64

Anne S. Baker

Robert E. Baker







STATE OF TENNESSEE
Davidson County.

Personally appeared before me, J. E. Burris, a Notary Public in and for said County and State, the within named Robert E. Baker and wife, Anne S. Baker

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 October, 1964.

J. E. Burris, Notary Public

Commission Expires Feb 14-1967

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 ROBERT E. BAKER, ET UX

TO GILBERT WARD LOVELL, JR., ET UX

56671

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Nov 2 10 46 AM '64

NOTE: BOOK 110 PAGE 333
RECORDING FEE $ 2.00
DEP. REG. 1

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

PEDIGO & SAINDON

STATE TAX $ 9.45
PROBATE .50
TOTAL $ 9.95

NOV 2 1964

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

PAID NOV 2 - 1964