WARRANTY DEED

ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B.M. Morgan (NAME:)	B. M. Morgan (NAME:)	4D25060
2804 Dunmore Dr (STREET ADDRESS OR ROUTE NUMBER)	2804 Dunmore Dr (STREET ADDRESS)	Map 75
Nashville 14 Tenn (CITY) (P. O. ZONE) (STATE)	Nashville 14 Tenn (CITY) (ZONE) (STATE)	P/o Par. 54

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, Thelma C. Baker, James O. Baker and wife, Mariluise S. Baker have bargained and sold, and by these presents do transfer and convey unto the said B. M. Morgan his 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, and revised February 10, 1965, as follows:

Beginning at an iron pin on the easterly margin of Old Hickory Boulevard at the northwest corner of the property conveyed to William Robert Hughes and wife, by deed from Thelma C. Baker, of record in book 3826, page 862, Register's Office for said County; thence with the easterly margin of said Boulevard around a curve having a radius of 1244.68 feet in a northwesterly direction 200 feet to an iron pin; thence north 76 deg. 35' east 767.5 feet to an iron pin on the westerly right-of-way line of the Tennessee Central Railroad; thence with same south 39 deg. 20' west 567.4 feet to an iron pin at said Hughes northeast corner; thence with said Hughes northern boundary line north 80 deg. 50' west 394.4 feet to the beginning, containing 4 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, dated March 26, 1945, filed March 28, 1945, and recorded in book 1316, page 267, said Register's Office, the said Otis O. Baker having since died, and a part of the remainder of premises was part of the real property conveyed to O. O. Baker by deed from F. G. Baker et al, dated February 3, 1941, filed February 6, 1941, and recorded in book 1146, page 615, said Register's Office, the said O. O. Baker having since died survived by his widow, Thelma Charlton Baker and one son, James O. Baker, as his only heirs-at-law.

(CONTINUED)

Thelma C. Baker and Thelma Charlton Baker is one and the same person.

Mariluise S. Baker, wife of James O. Baker, joins this conveyance for the purpose of conveying any and all rights that she might have in the above described property.

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, known as Old Hickory Blvd, Hermitage 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 B. M. Morgan his heirs and assigns, forever.

And we do covenant with the said B. M. Morgan 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, Thelma C. Baker, James O. Baker and wife, Mariluise 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 B. M. Morgan his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 19th day of February, 1965

James O. Baker

Mariluise S. 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, James O. Baker and wife, Mariluise S. Baker

the 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 17th day of February, 1965

Robert E Baker, Notary Public

Commission Expires Dec 1, 1968

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

BOOK 3871 PAGE 978

STATE TAX $ 3.00
PROBATE
TOTAL $ 3.50
MAR 19 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAR 19 1965

WARRANTY DEED

FROM

THELMA C. BAKER, JAMES O. BAKER, ET UX

TO

B. M. MORGAN

73318

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

MAR 19 2 15 PM '65

RECORDING FEE $ 2.00

DEP. REG.

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

PEDIGO & SAINDON