WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. John A. Hageman (NAME)	Mr. & Mrs. John A. Hageman (NAME)	Parcel No.
1011 Gateway Lane (STREET ADDRESS OR ROUTE NUMBER)	1011 Gateway Lane (STREET ADDRESS)	10850 Oak Hill
Nashville, Tennessee 37220 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37220 (CITY) (ZONE) (STATE)	MAP 131-16 Par. 69

For and in Consideration of the sum of - - $10.00 - - - - - - - - - - - - - MS - - - - - - -

- - - - - - Ten and No/100 - *DOLLARS*

cash in hand paid by John A. Hageman and wife, Hilda S. Hageman and other valuable and sufficient considerations, the receipt of which is hereby acknowledged, and for the balance, the said John A. Hageman and wife, Hilda S. Hageman have expressly assumed and agree to pay a first mortgage, being in the original amount of $16,650.00, with the present balance being $15,470.46 after the September 1965 payment having been made, said indebtedness being more fully described in and secured by a deed of trust executed by James T. Baker, Sr. and wife, Lillian C. Baker to Vaden Lackey, Jr. Trustee of records in Book 3327, page 141 Register's Office for Davidson County, Tennessee, to secure Fidelity Federal Savings & Loan Association of Nashville.

We, James T. Baker and wife, Lillian C. Baker
have bargained and sold, and by these presents do transfer and convey unto the said - - John A. Hageman and wife, Hilda S. Hageman, 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 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being lot No. 28 of the Revised Plan of Gateway Acres, Second Addition, as of record in book 1424, page 83, Register's Office for said County.
Said lot No. 28 fronts 225 feet on the southerly side of Gateway Lane and extends back 358.7 feet on the westerly line and 342.7 feet on the easterly line to the northerly margin of Lealand Manor, First Addition, measuring 225 feet thereon, containing 1.79 acres.
Being the same real property conveyed to James T. Baker and wife, Lillian C. Baker, by deed from F. N. McNeill, Jr., Executor and Trustee, of record in book 1718, page 99, said Register's Office.

This conveyance is made subject to the following:
Ten-foot easement for public utilities along the southerly line of premises, 100 foot building setback line from Gateway Lane, and conditions of owners certificate as shown on plan of record in Book 1424, page 83, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

Agreement as set out in deed from F. N. McNeill, Jr., Executor and Trustee, to James T. Baker and wife, dated May 16, 1949, filed May 26, 1949, and recorded in book 1718, page 99, Register's Office for Davidson County, Tennessee, as follows:

"Grantees agree that in order to maintain a high standard of residential beauty at Lealand, they will install a stoker or some other smoke saving device, will allow their plans for construction of their house to be reviewed by Lealand's board of architects and will carefully read and abide by all of Lealand's restrictions."

Restrictive covenants contained in an instrument executed by Laura Lea Robertson, dated April 3, 1939, filed April 3, 1939, and recorded in book 1066, page 402, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in deed from F. M. McNeill, Jr., Executor and Trustee, to James T. Baker and wife, dated May 16, 1949, filed May 26, 1949, and recorded in book 1718, page 99, Register's Office for Davidson County, Tennessee, as follows:

"Grantees for themselves, their heirs and assigns, covenant and agree that any dwelling constructed on said property shall contain not less than 1500 sq. ft. of floor space if a one story dwelling; 1200 sq ft. on the first floor if a one and one-half story dwelling; 900 sq ft on the first floor if a full two story dwelling."

No charge - This instrument was prepared by C.E.Criddle,Agt, 601-603 Commerce Union Bk Bldg. Nashville, Tenn. 37219

This is ~~unimproved~~ improved (X) property, known as 1011 Gateway Lane, Nashville, Tennessee 37220
(Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John A. Hageman and wife, Hilda S. Hageman, their *heirs and assigns, forever.*

And we *do covenant with the said* John A. Hageman and wife, Hilda S. Hageman *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,* except 1965 taxes which the Grantees assume & agree to pay, same having been pro rated as of 10-15-65; and the above indebtedness.

And We, James T. Baker and wife, Lillian C. Baker *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* John A. Hageman and wife, Hilda S. Hageman, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 15th *day of* October, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James T. Baker
James T. Baker

Lillian C. Baker
Lillian C. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Frankie Wilkes, a Notary Public in and for said County and State, the within named James T. Baker and wife, Lillian C. 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, Davidson County, Tennessee, this 15th day of October, 19 65

Frankie Wilkes, Notary Public.

Commission Expires 5-7-66

NOTARY PUBLIC DAVIDSON COUNTY

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
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the ..., the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in, this day of, 19

Notary Public

Commission Expires

WARRANTY DEED

FROM JAMES T. BAKER ET UX

TO JOHN A. HAGEMAN ET UX

02259

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 15 3 16 PM '65

NOTED: BOOK 112 PAGE 16
RECORDING FEE $ 2.00
DEP. REG. ____

STATE TAX $ 39.00
PROBATE 50
TOTAL $ 39.50

OCT 15 1965

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

PAID OCT 15 1965