This instrument prepared by
COSS, JOHNSON & EDWARDS
ATTORNEYS AT LAW
302 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

BOOK 4063 PAGE 799

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 10D21015 Map No.
SEND TAX NOTICES TO: Mr. and Mrs. George Dillard Hicks, Sr.
ADDRESS: Springfield Highway, Goodlettsville, Tennessee
Address New Owners &

For and in Consideration of the sum of ——— $17,500.00 ———
——— Seventeen Thousand Five Hundred and No/100 ——— DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, we

HENRY B. BAKER and Wife MARY ELIZABETH BAKER

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

GEORGE DILLARD HICKS, SR. and Wife BURNETTIE LEE HICKS

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

A tract of land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, April 3, 1944, as follows:

Beginning on the southerly margin of Highway No. 41-E at the northwest corner of the property conveyed to Lettie C. Tinnin by deed from J. D. Greer and wife, of record in Book 1284, page 366, Register's Office for said County; thence with the southerly margin of said Highway north 53 deg. 15' West 325.8 feet to the northeast corner of the property conveyed to M. M. Capps and wife, by deed from James B. Ayers and wife, of record in Book 1557, page 306, and by deed of correction of record in Book 1582, page 11, said Register's Office; thence with Capps' easterly line South 43 deg. West 440.22 feet to the center of Old Dickerson Road; thence with the center of said Road South 44 deg. 45' East 100 feet; thence South 47 deg. 15' East 390.8 feet to Tinnin's southwest corner; thence with her northwesterly line North 30 deg. 10' East 490 feet to the beginning, containing 3,86 acres, more or less.

Included in the above description, but expressly excluded therefrom, is the following described land:

In the 10th Civil District of Davidson County, Tennessee, beginning in the westerly margin of 41-E Highway, southeast corner lot of Leonard A. Gamble and designated with and iron pin; thence South 43 deg. West with Gamble's southerly line 195 feet; thence South 51 deg. 45' East 227 feet; thence North 36 deg. 27' East 207.5 feet to margin of 41-E Highway; thence North 53 deg. 15' West with said 41-E Highway 204 feet to the point of beginning, containing one acre, more or less, according to a survey made by Ralph W. C. Lambert, dated April 12, 1958.

Being the same property conveyd to Henry B. Baker and Wife, Mary Elizabeth Baker, by deed from Thomas Morton and wife, Nellie G. Morton, of record in Book 3802, page 196, Register's Office for Davidson County, Tennessee

This conveyance is made subject to easements apparent and of record.

This is improved property on the westerly side of Springfield Highway (U. S. 41)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GEORGE DILLARD HICKS, SR. and Wife BURNETTIE LEE HICKS their heirs and assigns, forever.

And we do covenant with the said GEORGE DILLARD HICKS, SR. and Wife BURNETTIE LEE HICKS 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, HENRY B. BAKER and Wife MARY ELIZABETH 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 GEORGE DILLARD HICKS, SR. and Wife BURNETTIE LEE HICKS, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 1st day of October, 19 66

Henry B. Baker
Henry B. Baker

Mary Elizabeth Baker
Mary Elizabeth Baker

STATE OF TENNESSEE
DAVIDSON County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HENRY B. BAKER and Wife MARY ELIZABETH 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 Goodlettsville, Tennessee, this 1st day of October, 19 66.

Matt N. Thomson, Notary Public

Commission Expires July 31, 1968

STATE OF
County of

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ____, with whom I am personally acquainted, and who acknowledges 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

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

#17, 500.00

WARRANTY DEED

FROM

HENRY B. BAKER, et ux

TO

GEORGE DILLARD HICKS, et ux

45924

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 3 10 55 AM 66

NOTED. BOOK 115 PAGE 94
RECORDING FEE $ 2.00
DEP. REG. .50

STATE TAX $ 26.25
PROBATE .50
TOTAL $ 26.75

OCT 3 1966

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

PAID OCT 3 - 1966
CT