BOOK 4082 PAGE 457

This Deed prepared by
Jack A. Butler, Attorney
1406 Nashville Bank & Trust Bldg
Nashville, Tenn. 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Baker et ux, June B. Baker (NAME:	Mr. Todd Baker (NAME:	Map. 145-4
1003 Overton Lea Road (STREET ADDRESS OR ROUTE NUMBER)	1003 Overton Lea Road (STREET ADDRESS)	Par. 43
Nashville (CITY) (P. O. ZONE) Tenn. (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TEN AND NO/100 - ($10.00) - - - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand, and other good and valuable consideration, receipt of which is hereby acknowledged, we, James N. Stansell and wife, Frances W. Stansell

have bargained and sold, and by these presents do transfer and convey unto the said TODD BAKER AND WIFE, JUNE B. BAKER,

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

Being Lot No. 7 on the Plan of Lealand Manor, Fifth Addition, Block"A", a part of the Overton Lea Estate, not of record, described according to a survey made by William A. Pitts, Surveyor, as follows:

Beginning on the southerly margin of Overton Lea Road at the northeast corner of the property conveyed to Amy Rose by deed from F. N. McNeill, Jr., Executor and Trustee, of record in Book 1852, Page 48, Register's Office for said County, being the corner of Lots Nos. 6 and 7; thence with the line between said two lots southwardly 549.4 feet to the northerly margin of Ridgeview Drive; thence with same eastwardly 222.05 feet to the corner of lots Nos. 7 and 8; thence with the line between said two lots northwardly 568.4 feet to the southerly margin of Overton Lea Road; thence with same westwardly 396.25 feet to the beginning, containing 4.09 acres, more or less.

Being the same real property conveyed to James N. Stansell and wife, Frances W. Stansell, by deed from F. N. McNeill, Jr., Executor and Trustee, of record in Book 2029, Page 592, Register's Office for said County.

Restrictive Covenants contained in an instrument executed by Laura Lea Robertson, dated April 6, 1939, filed April 8, 1939, and recorded in book 1081, page 643, Register's Office for Davidson County, Tennessee, a copy of which is hereto attached.

Restrictive covenants contained in deed from F. N. McNeill, Jr., Executor and Trustee, to James N. Stansell and wife, Frances W. Stansell, of record in book 2029, page 592, 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: 1700 sq. ft. of floor space if a one story dwelling; 1500 sq. ft. on the first floor if a one and one-half story dwelling; 1100 sq. ft. on the first floor if a full two story dwelling."

Agreement as set out in deed from F. N. McNeill, Jr., Executor and Trustee, to James N. Stansell and wife, Frances W. Stansell, of record in book 2029, page 592, 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."

This is ( ) unimproved (X) improved property, known as 1003 Overton Lea Road, Nashville, Tennessee
(House 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 Todd Baker and wife, June B. Baker, *their heirs and assigns, forever.*

And we *do covenant with the said* Todd Baker and wife, June B. Baker, *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, James N. Stansell and wife, Frances W. Stansell, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Todd Baker and wife, June B. Baker, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 1st *day of* December, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James N. Stansell
Frances W. Stansell

193015

DOCUMENTARY 50 CENTS 50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Killen P. Franklin, *a Notary Public in and for said County and State, the within named* James N. Stansell and wife, Frances W. Stansell,

the bargainors, 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* 1 *day of* December, 1966

Killen P. Franklin
Notary Public.

Commission Expires April 30, 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
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.....

65,000.

WARRANTY DEED

FROM

JAMES N. STANSELL AND WIFE,

FRANCES W. STANSELL

TO

TODD BAKER AND WIFE, JUNE

B. BAKER

1003 Overton Lea

Map to Abd. I. Wadley r Lo. - 204 Hallman Bldg.

5 3 0 0 5

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 2 10 04 AM '66

NOTED: BOOK 4082 PAGE 460
RECORDING FEE $ 2.50
DEP. REG. ----------

BOOK 4082 PAGE 460

STATE TAX $ 97.50
PROBATE
TOTAL $ 97.50

DEC 2 1966

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

PAID DEC 2 1966
C.T.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE