W. RUFUS PARDUE
LAWYER
224½ FOURTH AVE., NORTH
NASHVILLE 3, TENN.

This Instrument prepared by W.Rufus Pardue,Attorney, 224½-4th Ave,N,Nashville,Tenn.37219

WARRANTY DEED

Address New Owner as follows:	Send Tax Bills to :	Map Parcels NUMBERS
Clyde Filmore Baxter, Route 1, WHITES CREEK,TENN, 37189	Clyde Filmore Baxter, Route 1, Whites Creek,TENN,37189	Parcel 14D- 20600 and Parcel 14D- 20700

FOR AND IN CONSIDERATION of the sum of FIFTEEN THOUSAND ($ 15,000.00)- AND NO/100 DOLLARS, Cash in hand paid, the receipt of which is hereby acknowledged, I, MRS. C. O. VANTREASE, A WIDOW,OF LAWFUL AGE AND SUI JURIS, THIS DAY HAVE BARGAINED AND SOLD, and by these presents do transfer and convey unto CLYDE FILMORE BAXTER, his heirs and assigns, certain tracts or parcels of land in Davidson County,State of Tennessee, described as follows,to-wit:

"A tract of land in the 14th,formerly the 24th, Civil District of said County, being lots Nos. 1, 2, and 4 on the Map of the lands owned by Henry Floto Estate,of record in book 421, page 147, Register's Office for said County,described as follows:

Lot No.1: Beginning at a black oak,the southeast corner of said lot; thence north 88 degrees west 80 poles to a stake. the southeast corner of Lot No.2; thence north 2 degrees east 160 poles to a stake, the south boundary line of lot No.3; thence south 88 degrees east 80 poles to a stake in the west boundary line of lot No.4; thence south 2 degrees west 160 poles to the beginning, containing 80 acres."

Lot No.2: Beginning at a stake, the southwest corner of lot No.1; thence north 88 degrees west 80 poles to Munn's southeast corner; thence with his east boundary line north 2 degrees east 160 poles to a stake in the south boundary line of another tract owned by Munn; thence south 88 degrees east 80 poles to the northwest corner of Lot No.1; thence south 2 degrees west 160 poles to the beginning, containing 80 acres."

Lot No.4 : Beginning at a stake and beach pointers in the south line of the old Dismukes Tract of land, being the northeast corner of said Lot No.4 and the northwest corner of the Emma R.M.Porter land; thence with said Dismuke's south line, north 87½ degrees west 89 poles to a stake,sassafras,soutwood,and oak pointers in the ast line of lot No.3 on said Plan; thence with the east line of lots Nos.3 and 1, south 2½ degrees west 136 poles to a stake and pointers, the southwest corner of said Lot No.4; thence with the south line of said lot, south 87½ degrees east 78½ poles to a stake,the southwest corner of the George Harris Land; thence with his line as follows: north 4 deg.east 12.1 poles; north 17 deg.east 9.1 poles; north 10.9 poles; north 83 deg. east 3 poles; north 52 deg.east 3 poles; north 25 deg.east 9.9 poles; north 55 deg. east 6.1 poles; south 65 deg.east 9.1 poles; south 68 deg. east 6.1 poles; north 65 deg.east 22.7 poles; north 80 deg.east 18.9 poles to a stake near a branch where the old Ice House stood.said Harris' northeast corner in said Porter's west line; thence with said line, north 70 deg. west 16 poles; north 12 deg.west 11 poles; North 41 deg. west 12 poles; north 55½ deg.west 17.32 poles; north 33 deg.west 20 poles; north 3½ deg.west 20 polew; north 3½ deg.east 27.32 poles to the beginning, containing 83.2 acres, be the same more or less."

Said,lots Nos. 1 and 2 being the same property conveyed to R.L. Sherrill by deed from Joseph R. West, Clerk & Master,of record in book 649, page 143,Register's Office for said County; and said lot No.4 being the same property conveyed to R.L.Sherrill and wife,Aliccia Sherrill, by deed from Calvin Toler and wife, of record in book 636,page 71, said Register's Office, -the said Aliccia Sherrill having since died."

And being the same real property conveyed to Mrs.C.O.Vantrease by deed from W.Rufus Pardue, Substitute Trustee, dated August 28, 1943, filed August 30, 1943, and recorded in book 1247, page 324, Register's Office Davidson County, Tennessee,-to which reference is made for description and title.

INCLUDED IN THE ABOVE DESCRIBED REAL PROPERTY BUT EXCLUDED FROM THIS CONVEYANCE ARE TWO (2) CERTAIN SMALL TRACTS, DESCRIBED AS FOLLOWS, to-wit:

(a) " Land in 14th, formerly 24th, Civil District of Davidson County, Tennessee, (being an irregular triangle tract), BEGINNING at a point in the center of Bear Hollow Road, as now located, in the easterly boundary line of the o.51 acre-tract conveyed by E.D.Pardue and wife, Vera Pardue, to L.A.Adcock and wife, Louise Pardue Adcock.by deed dated November 8,1941,of record in book 1284, page 213,Register's Offic e for said County; thence with the easterly boundary line of said Adcock property southeasterly 150 feet, more or less,to the center and meanders of said Bear Branch, 600 feet, more or less,to a needle point in the center of said Bear Hollow Road,as now located; thence westerly, with the center of said Bear Hollow Road, as now located, 750 feet, more or less,to the point of beginning, containing by estimation somewhat less than one (1) acre and being all of that parcel of land lying on the south side of said Bear Hollow Road extending easterly from the easterly margin of said Adcock property; and perhaps recorded in book 2335,page 315, said Register's Office;- to which reference is made. This deed was conveyed by Mrs.C.O.(Lois B. Carver) Vantrease to E.D.Pardue and wife,Vera Pardue. dated May 14,1954."

(b) " Land in 14th,formerly 24th,Civil District of Davidson County, Tennessee, being a part of lot No.4 on the Map of the lands owned by Henry Floto Estate, of record in book 421, page 147, Register's Office for said County,described as follows,to-wit:

BEGINNING at a point in the center of Bear Hollow Road in the westerly boundary line of the tract conveyed to J.B.Gore and wife, Dorothy P. Gore by deed from E.W.Pardue and wife,Vera Pardue, dated June 3, 1950, filed June 7,1950,and recorded in book 1850, page 227,said Register's Office, thence with the center of said Road westerly 483 feet to a point over culvert,under said Road; thence southeasterly,with the center of the ditch 228 feet to the center of Bear Hollow Branch,at the bluff; thence easterly, with the center of said Branch, 343 feet to the southwesterly corner of the said Gore tract; thence with the westerly boundary line of the said Gore tract,northerly, 133 feet, more or less, to the point of beginning, containing approximately 1-3/4 acres. Being part of the land conveyed to said Mrs.C.O.Vantrease by deed from W.Rufus Pardue, Substitute Trustee,dated August 30,1943, filed August 30, 1943, of record in book 1247,page 324,said Register's Office. " This deed was conveyed by the said Mrs.C.O. Vantrease,a widow,to E.D.Pardue and wife,Vera Pardue,dated 27th day of September,196, and recorded in book _____, page ____ of said Register's Office."

The real property herein conveyed, (EXCLUSIVE OF THE TWO (2) small tracts hereinabove described, as (a) and (b), is located on both sides of said Bear Hollow Road,and situated thereon is a large tobacco barn, across the Branch from a dwelling that burned and also a small tenant,frame house; AND is further identified as being Parcel 14D-20700,which contains,consisting of 81.2 acres and 22.0 acres (103.2 acres) and also Parcel 14D-20600,,consisting of 82.56 acres and 77.44 acres (160 acres),-altogether 263.2 acres, more or less. It is understood and agreed that the small tenant,frame house,is rented to William Smith,month to month basis;-and rent,taxes and insurance pro rated, between

the said vendor and said vendee, -so that the said vendee assumes and agrees to pay the taxes thereon for the year 1967, -books not yet ready or payable. The said taxes for the year 1967 pro rated on basis of the 1966 taxes thereon, amounting to $140.00. The said Mrs.C.O.Vantrease being one and the same person as Mrs.C.O.(Lois B. Carver) Vantrease.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said CLYDE FILMORE BAXTER, his heirs and assigns,forever.

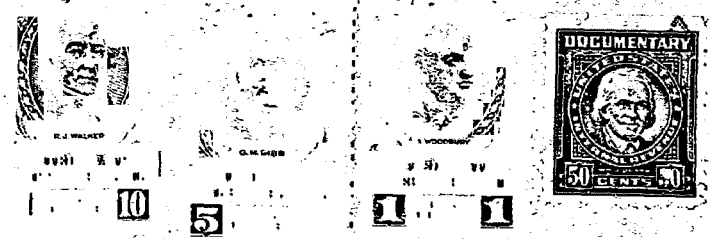
And I do covenant with the said Clyde Filmore Baxter,that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,EXCEPT FOR 1967 taxes,which are assumed by vendee.

And, I, the said Mrs.C.O.Vantrease,a widow,do further dovenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Clyde Filmore Baxter, his heirs and assigns,against the lawful claims of all persons whomsoever.

WITNESS my hand this the 17th day of February,1967.

Mrs. C. O. Vantrease

STATE OF TENNESSEE,
COUNTY OF DAVIDSON,



Personally appeared before me, W.Rufus Pardue, a Notary Public in and for said County and State, MRS. C. O. VANTREASE, a widow,of lawful age and sui juris, the within named bargainor, with whom I am personally acquainted,and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this the 17th day of February, 1967.

W. Rufus Pardue,
NOTARY PUBLIC.

My commission expires Januaty 24, 1970.

STATE TAX $ 22.50
PROBATE .50
TOTAL $ 23.00

FEB 17 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID FEB 1967

Mrs. R. O. Vantrease, Widow
to
Warranty Deed
Clyde Filmore Baxter

Parcels Numbers
14 D-20600 and
14 D-20700

14th Dist. Dear Hollow Rd.

6 1 1 1 3

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

RECD. FEB 17 12 02 PM '67
RECORDING FEE $ 3.25
PAGE 785
BOOK 1115
DEP. REG.

W. RUFUS PARDUE
LAWYER
224½ FOURTH AVE., NORTH
NASHVILLE 3, TENN.

BOOK 4103 PAGE 716