This Instrument Prepared By:

DOBSON & JOHNSON, INC.
1109 Third National Bank Bldg.
Nashville, Tenn.

WARRANTY DEED

BOOK 4207 PAGE 119

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lloyd R. Baker, Jr.	Murphree Mortgage Company	Map 110
Route # 1 (NAME:) Stewarts Ferry Pike	(NAME:) 226 Third Avenue North	Par. 9.2
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37201	4D-19570
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

----------TEN AND NO/100----------*DOLLARS*

Cash paid by Lloyd R. Baker, Jr. and wife, Marialice Baker, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Joseph I. Dodd and wife, Willodeen L. Dodd,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Lloyd R. Baker, Jr. and wife, Marialice Baker

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

Land lying and being in the 4th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Hickerson and Smith Engineering Company, on February 25, 1965, revised February 26, 1965, revised April 19, 1965, and revised November 19, 1965, and being shown as Tract No. 16, on said Survey as follows: Beginning at a point in the center line of Stewarts Ferry Pike, said point being 464.5 feet as measured in a westerly direction along the center line of Stewarts Ferry Pike from the southwest corner of the property conveyed to Edmond E. Hooper and wife, by deed of record in book 3911, page 452, Register's Office for said County; thence north 11° 24' east 1310.0 feet to an iron pin; thence north 86° 24' west 200.0 feet to an iron pin; thence south 9° 40' west 1227.3 feet to a point in the center line of Stewarts Ferry Pike; thence south 60° 15' east, along the center line of Stewarts Ferry Pike, 200.0 feet to the point of beginning, and containing 5.5 acres, more or less.
Being the same property conveyed to Joseph I. Dodd and wife, Willodeen L. Dodd, of record in book 4037, page 816, said Register's Office.

This is improved ( ) unimproved ( ) property, known as Stewarts Ferry Pike, Route No. 1, Hermitage, Tenn. 37076
(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 Lloyd R. Baker, Jr. and wife, Marialice Baker

.....their.....*heirs and assigns, forever.*

And we *do covenant with the said* Lloyd R. Baker, Jr. and wife, Marialice 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, Joseph I. Dodd and wife, Willodeen L. Dodd,

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lloyd R. Baker, Jr. and wife, Marialice Baker, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our hands *this* 24th *day of* January, *19*68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 32,500.00

Affiant

Subscribed and sworn to before me, this the 24th day of January 19 68

Notary Public See following Pages

My Commission Expires: (Affix Seal)

X Joseph I. Dodd
Joseph I. Dodd

X Willodeen L. Dodd
Willodeen L. Dodd

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [signature], a Notary Public in and for said County and State, Joseph I. Dodd and iwfe, Willodeen L. Dodd the within named 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 24th day of January, 19 68.

[signature], Notary Public

Commission expires 5-18-68

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.....

Commission expires.....

.....Notary Public

STATE TAX $ 84.50
PROBATE .50
TOTAL $ 85.00

JAN 25 '68

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 32,500.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Lloyd R. Baker Jr.
Affiant

Sworn to and subscribed before me this 24th day of January, 1968.

Helen D. Scott
Notary Public

My commission expires: May 10, 1971

File, Rec Fee

WARRANTY DEED

FROM
Joseph I. Dodd, et ux

TO
Lloyd R. Baker, Jr., et ux

03710

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 25 12 10 PM '68

NOTED. BOOK 118 PAGE 171
RECORDING FEE $ 3.00
DEP. REG. $

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

~~Dobson & Johnson, Inc~~
File, Rec Fee