NEW OWNER:
Mr. Lester E. Baker et ux.
105 Isaac Dr.
Goodlettsville, Tenn.

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THIS INSTRUMENT PREPARED BY:
J. Dennis Sanders
ATTORNEY AT LAW
SUITE 101 225 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE 37075
PHONE 824-3034

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. Map 18-8, Par. 15
SEND TAX NOTICES TO: Lester E. Baker
ADDRESS: 105 Isaac Dr. Goodlettsville, Tennessee

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

Ten and No/100----------($10.00)-DOLLARS Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration, the Grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by an installment Deed from W.C. Moncrief & Company, Inc., to Travis M. Stewart, of record in Book 3032, Page 547, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said Installment Deed, the obligations of which are assumed by the said Grantees.

WE, WILLIAM H. TOWE and wife, PATRICIA C. TOWE,
have bargained and sold, and by these presents do transfer and convey unto the said
LESTER E. BAKER and wife, DOROTHY L. BAKER,
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section I, Connell Estates, as of record in Book 2900, Page 15, Register's Office for said County.

Said Lot No.3 fronts 105 feet on the northeasterly side of Isaac Drive, and runs back 228.1 feet on the northwesterly line and 228.8 feet on the southeasterly line, to a dead line in the rear on which it measures 98 feet.

Being the same property conveyed to William H. Towe and wife, Patricia C. Towe, by deed from Travis M. Stewart and wife, Judith M. Stewart, of record in Book 4194, Page 985, Register's Office for Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lester E. Baker et ux, Dorothy L. Baker their heirs and assigns, forever.

And we do do covenant with the said Lester E. Baker et ux, Dorothy L. 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, except as herein set out.

And We, William H. Towe and wife, Patricia C. Towe do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lester E. Baker et ux, Dorothy L. Baker, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 16th day of February, 1968

X William H. Towe
William H. Towe, Grantor

X Patricia C. Towe
Patricia C. Towe, Grantor

X Lester E. Baker
Lester E. Baker, Grantee

X Dorothy L. Baker
Dorothy L. Baker, Grantee

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Towe and wife, Patricia C. Towe

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, Tennessee, this 16 day of February, 1968.

Notary Public

Commission Expires 1/21/69

STATE OF TENNESSEE
County of ~~DAVIDSON~~ Davidson

Personally appeared before me, the undersigned, Notary Public in and for said County and State, the within named Lester E. Baker and wife, Dorothy L. Baker

the bargainor s, with whom I am personally acquainted, and who acknowledges that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn, this 16 day of February, 1968.

Notary Public

Commission Expires 1/21/69

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

STATE OF TENNESSEE, ~~DAVIDSON~~ Sumner COUNTY

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I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 11,000.54 which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale. Affiants

Subscribed and sworn to before me this the 16 day of February 1968.

1/25/68

STATE TAX $ 30.68
PROBATE .50
TOTAL $ 31.18

FEB 19 1968

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

WARRANTY DEED

FROM

William H. Towe et ux,

Patricia C. Towe

TO

Lester E. Baker et ux,

Dorothy L. Baker

THIS INSTRUMENT PREPARED BY:
J. Dennis Sanders
Suite 101-226 West Main St.
Hendersonville, Tennessee
Phone No: 824-3084

RUSH

06209

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 19 11 13 AM '68

NOTED BOOK 18 PAGE 285
RECORDING FEE $ 6.00
DEP. REG. K

Madison Title Company
MADISON, TENNESSEE