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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,000.00

James H. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 1965.

Notary Public

MY COMMISSION EXPIRES: 3-16-68

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTY., 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Baker (NAME)	Same (NAME)	DAVIDSON 75
2525 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 53
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Clayton B. Gilbert and wife, Mary F. Gilbert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Baker and wife, Jean M. Baker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Hickerson, Engineers, October 5, 1964, as follows:

Beginning at an iron pin on the easterly margin of Old Hickory Boulevard at the intersection of said Boulevard and the southern boundary line of the property conveyed to Margaret Baker, by deed from F. G. Baker, et al., of record in Book 1157, Page 587, Register's Office for said County; thence with the easterly margin of said Boulevard south 4° 50' east 241 feet to an iron pin; thence north 73° 27' east 585.5 feet to an iron pin in an old established wire fence; thence with same north 19° 08' west 241.8 feet to a hackberry tree at fence corner and continuing with said fence, south 71° 28' west 187.8 feet to a hackberry tree and south 73 degrees 27' west 337.8 feet to the beginning, containing 3 acres, more or less.

Being the same real property conveyed to Clayton B. Gilbert and wife, Mary F. Gilbert by deed from Robert E. Baker and wife, Anne S. Baker, of record in Book 3827, Page 818, Register's Office for said County.

The above described property is conveyed subject to the following restrictions:

1. Any residence constructed on said property must contain at least 1250 sq. feet of liveable floor area.
2. The outside wall must contain at least 75% brick or stone construction.
3. A 100-foot minimum building setback line is hereby established from Old Hickory Boulevard.

This is unimproved (X) improved ( ) property, known as XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever: and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of May, 1965

Clayton B. Gilbert

Mary F. Gilbert

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Clayton B. Gilbert and wife, Mary F. Gilbert

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 10th day of May 19 68

Commission expires 3-18-70

[illegible]
Notary Public

STATE OF TENNESSEE
Davidson 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

WARRANTY DEED

FROM
Clayton B. Gilbert, et ux.

TO
James H. Baker, et ux.

16245

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 15 12 12 PM '68
NOTE: BOOK 118 PAGE 241
RECORDING FEE $ 3.00
DEP. REG. .25

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.

MAIL TO:
W. G. TRABER
2536 ANON ROAD
TENN. 37214

STATE TAX $ 23.40
PROBATE .50
TOTAL $ 23.90

MAY 15 1968

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