Deed Prepared by James R. McKinney, Attorney, Madison, Tennessee

WARRANTY DEED

BOOK 4251 PAGE 366

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Nixon P. Webb et ux		Map. 51-3
(NAME:)	(NAME:) SAME	Par. 16
225 Baverly Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of One Hundred and no/100 ($100.00) ---------- ***DOLLARS***

cash in hand paid receipt of which is hereby acknowledged, and other good and valuable consideration and in assumption to assume an indebtedness

We, Hubert L. Baker and wife, Marilyn A. Baker, hereinafter called the Grantors, ***have bargained and sold, and by these presents do transfer and convey unto the said*** Nixon P. Webb and wife, Audean C. Webb, 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 Davidson County, Tennessee, being Lot No. 46 on the Map of Blair Heights, Section III as of record in Book 2133, Page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 164 feet on the easterly side of Beverly Drive and runs back between parallel lines 244 feet to a dead line.

Being the same property conveyed to Hubert L. Baker and wife, Marilyn A. Baker by deed from W. C. Pitt and wife, Nellie M. Pitt and of record in Book 2807, Page 367, Register's Office for Davidson County, Tennessee.

Restrictions as of record in Book 2399, Page 349, Register's Office for Davidson County, Tennessee.

This is (unimproved ( ) improved (X)) property, known as 225 Beverly Drive, (House Number) (Street) Madison, Tenn. 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 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.***

And we, the Grantors ***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.***

Witness our ***hand*** s ***this*** ***day of*** July, ***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.***

Hubert L. Baker

Marilyn A. Baker

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersignad, a Notary Public in and for said County and State, Hubert L. Baker and wife, Marilyn A. Baker

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 Madison, Tennessee, this 12 day of July, 19 68.

Homer E. Chance
Notary Public

Commission expires Oct 30-68

JUL 16 68 CONV 26,853.00
JUL 16 68 S'TAX A* 69.68
JUL 16 68 PB'FEE A* .50
JUL 16 68 W'DEED A* 3.00 * 73.18

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 JUL 16 68 CONV 26,853.00

JUL 16 68 S'TAX A* 69.68
JUL 16 68 PB'FEE A* .50
JUL 16 68 W'DEED A* 3.00 * 73.18

Notary Public

Commission expires .....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 26,835.00 XX.

Affiant Hubert L. Baker

Subscribed and sworn to before me this 12 day of July, 1968.

Homer E. Chance
Notary Public

Mail to Nixon Webb 3730 Hilltop Nashville, Tenn.

WARRANTY DEED

FROM
HUBERT L. BAKER ET UX
TO
NIXON P. WEBB ET UX

A 0 5 2 8 5

IDENTIF. REFERENCE

JUL 16 10 25 AM '68

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee