WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nannie M. Woodroof	Nannie M. Woodroof	6DA-32014
(NAME) 264 E. Tanksley Ave.	(NAME) SAME	Map 119-14
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	Par. 34
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Thousand and No/100---------- ----------($10,000.00)---------- *Dollars,*

cash in hand paid by Nannie M. Woodroof, the receipt of which is hereby acknowledged,

We, Allen R. Baker, Jr. and wife, Clara V. Baker

have this day bargained and sold, and do hereby transfer and convey unto the said Nannie M. Woodroof, her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 1 of block "E" on the map of Woodbine Courts, not of record, described according to a copy of a plan of said subdivision made by Blanchard & Parrish, Engineers, as follows:
Beginning at a point in the north margin of Tanksley Avenue at the corner of lots Nos. 34 and 1; thence with the line between said lots northerly 155.5 feet to corner of said lots and of lots Nos. 29 and 30; thence with the line between lots Nos. 1 and 29, easterly 75 feet to a point; thence southerly 155.5 feet to the north margin of Tanksley Avenue; thence with the margin of the same westerly 75 feet to the beginning.
Being the same property conveyed to Allen R. Baker, Jr. by deed from C. S. Dugger et al of record in book 1404, page 692, Register's Office for said County.

This conveyance is made subject to a 35-foot setback line from Tanksley Avenue, and a ten-foot easement along the rear of the lot for public utilities as shown on an unrecorded plan of Woodbine Courts, Part Two, and to easement for sanitary sewers of record in book 4168, page 706, and restrictive covenants of record in book 1163, page 441, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 31st day of July 1968

Affiant

My commission expires: June 6, 1972 (Affix Seal)

Notary Public

This is unimproved (x) improved property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Nannie M. Woodroof, her *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Nannie M. Woodroof, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 31st *day of* July, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This Instrument Was Prepared By

Phillip Saindon

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

Allen R. Baker Jr.

Clara V. Baker

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enaey, *a Notary Public in and for said County and State,* Allen R. Baker, Jr. and wife, Clara V. 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 Nashville, Tennessee
this 31st *day of* July, *19* 68

Mary Enaey
Notary Public

Commission expires June 6, 1972

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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*.....

.....*Notary Public*

Commission expires .....

AUG-1 CONV 10,000.00
AUG-1 STAX A* 26.00
AUG-1 RFEE A* .50
AUG-1 MTGTAX A* 3.00 * 29.50

Bus. Title 200106

WARRANTY DEED

FROM
Allen R. Baker, Jr., et ux

TO
Nannie M. Woodroof

A 07384

IDENTIF. REFERENCE

AUG 1 8 39 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE