WARRANTY DEED

BOOK 4256 PAGE 282

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allen R. Baker, Jr., et ux	Kimbrough - Kavanaugh & Assoc.	6DA-56285
(NAME)	(NAME)	
3615 Floral Drive	404 Jas Robertson Pkwy	Map 133-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 94
Nashville, Tenn.	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirteen Thousand Five Hundred and No/100--
----------($13,500.00)---------- *Dollars,*

of which $4,770.92 has been paid in cash by Allen R. Baker, Jr. and wife, Clara V. Baker, the receipt of which is hereby acknowledged, and for the remainder the said Allen R. Baker, Jr. and wife, Clara V. Baker have assumed and agree to pay the unpaid balance of $ 8,729 08 of an original indebtedness of $11,550.00 secured by deed of trust of record in book 2579, page 88, Register's Office for Davidson County, Tennessee

We, Richard I. Pollock and wife, Emmanola Pollock

have this day bargained and sold, and do hereby transfer and convey unto the said Allen R. Baker, Jr. and wife, Clara V. Baker, their

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

Being lot No. 6 on the plan of Shady Park Subdivision, of record in book 2330, page 88, Register's Office for said County.
Said lot No. 6 fronts 70 feet on the westerly side of Floral Drive and extends back between lines 177.0 feet on the northerly side and 175.2 feet on the southerly side to a dead line in the rear, on which it measures 70 feet.
Being the same property conveyed to Richard I. Pollock and wife, Emmanola Pollock by deed from Charles E. Deasy and wife, of record in book 3997, page 489, Register's Office for said County.

This conveyance is made subject to a ten-foot easement for public utilities, anchor easement, 40-foot building setback line from Floral Drive and conditions of owners certificate as shown on plan of record in book 2330, page 88, Register's Office for said County, and to restrictive covenants contained in an instrument of record in book 2546, page 41, 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 $ 13,500.00

Subscribed and sworn to before me, this the 31st day of July 19 68

Affiant Allen R. Baker, Jr.

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

Notary Public Mary Deasy

This is improved ( ) unimproved (X) 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 Allen R. Baker, Jr. and wife, Clara V. Baker, their

(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.* except for 1968 taxes which are prorated and assumed by grantees and as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Allen R. Baker, Jr. and wife, Clara V. Baker, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 31st *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.*

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

X Richard I. Pollock
X Emmanola Pollock

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emaey, *a Notary Public in and for said County and State,* Richard I. Pollock and wife, Emmanola Pollock

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* 1st *day of* August, *19*68.

Mary Emaey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires June 6, 1972

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.....

Mary Emaey Title 200020

WARRANTY DEED

FROM

Richard I. Pollock, et ux

TO

Allen R. Baker, et ux

A 07454

IDENTIF. REFERENCE

AUG 2 8 33 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-2	CONV	13,500.00				
AUG-2	S'TAX		A*	35.10		
AUG-2	PR'FEE		A*	.50		
AUG-2	W'DEED		A*	3.00	*	38.60

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

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