This instrument was prepared by
Neil Robertson, Atty., Ashland City, Tennessee

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 4264 PAGE 693

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard Melton	Leonard Melton	Map 127
(NAME:) Public Square	(NAME:) Public Square	Par. 75
(STREET ADDRESS OR ROUTE NUMBER) Ashland City, Tenn. 37015	(STREET ADDRESS) Ashland City, Tenn. 37015	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in consideration of the sum of Ten and No/100 ($10.00)

DOLLARS

which has been paid in cash by Leonard Melton and Malcolm D. Gunter, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, James M. Baker, a single man,

have bargained and sold, and by these presents do transfer and convey unto the said Leonard Melton and Malcolm D. Gunter, and 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 9th, formerly the 14th, Civil District of Davidson County, Tennessee, described according to a survey made by Blanchard and Parrish, Engineers, September 16, 1939, as follows:

BEGINNING on the southeasterly margin of the New Charlotte Pike at the northwest corner of the Rauschenberger property; thence with the said pike, south 56° 40' west 209 feet; thence south 45° 30' east 418 feet; thence north 56° 40' east 209 feet to the westerly line of the said Rauschenberger property; thence with said line, north 45° 30' west 418 feet to the beginning.

And being the same property conveyed to the undersigned James M. Baker, by deed from Franklin D. Humphreys and wife, Fay M. Humphreys, of record in Book 97, page 417, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for an electric power line granted Tennessee Electric Power Company by W. H. McCall, by instrument of record in Book 751, page 389, said register's office, and to an easement for the purpose of obtaining water from the spring located on land of the venders, together with right to enter for the purpose of making repairs on pipe lines, this being a covenant running with the land conveyed, as set out in the deed, of record in Book 1542, page 49, said register's office.

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

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 my **hand this** 8th **day of** July, 19 66

James M. Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $6,000.00.
Subscribed and sworn to before me, this 27 day of August, 1968.

Josephine P. Melton
Affiant

Hugh L. Bradley
Notary Public

My commission expires April 15, 1970

THIS INSTRUMENT WAS PREPARED BY
NEIL ROBERTSON, Atty.
ASHLAND CITY, TENN.

STATE OF TENNESSEE
Davidson County

BOOK 4264 PAGE 694

Personally appeared before me, Ernest L. Johnson, a Notary Public in and for said County and State, the within named James H. Baker

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Ashville, Tennessee, this 8th day of July, 19 66

Commission expires January 27, 1970

Ernest L. Johnson
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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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
JAMES H. BAKER

TO
LEONARD MELTON ET AL

Sale Price $6,000.00

411241

IDENTIF. REFERENCE

AUG 29 2 52 PM '68

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG29 68	CONV	*6,000.00				
AUG29 68	S'TAX		A*	15.60		
AUG29 68	PR'FEE		A*	.50		
AUG29 68	W'DEED		A*	3.00	*	19.10