BOOK 4272 PAGE 636

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,500.00

Wilkie Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF Sept 1968

Carol M Jamison
Notary Public

MY COMMISSION EXPIRES: May 22, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson West, Attorney, 312 Commerce Union Bank Bldg., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilkie Baker et ux (NAME)	Wilkie Baker et ux (NAME)	16DA-17326
3915 Albert Drive (STREET ADDRESS OR ROUTE NUMBER)	3915 Albert Drive (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, Felix Sawyer and wife, Elinor S. Sawyer,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wilkie Baker and wife, Elizabeth H. 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:

Being Lot No. 11 on the Plan of Lipscomb Heights as of record in Book 2083, page 51, Register's Office for said county.

Said Lot No. 11 fronts 90 feet on the westerly side of Albert Drive and runs back 231.9 feet on the northerly line and 230.5 feet on the southerly line to a dead line measuring 85 feet thereon.

Being the same property conveyed to Felix Sawyer and wife, Elinor S. Sawyer, by deed from Paul E. Moore and wife of record in Book 2290, page 536, said Register's Office.

This property is subject to a 10 foot easement by public utility purposes along the rear line of premises, 60-foot building setback from Albert Drive and conditions of owners certificate as shown on Plan of record in Book 2083, page 61, Register's Office for Davidson County, Tennessee, and subject further to restrictive covenants contained in an instrument of record in Book 2196, page 106, Register's Office for Davidson County, Tennessee, a copy of which is furnished purchasers with the title letter.

Purchasers assume 1968 taxes.

unimproved ( )
This is improved (X) property, known as 3915 Albert Drive, Nashville, Tennessee
(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 hand s this 12th day of September, 1968

Felix Sawyer

Elinor S. Sawyer

STATE OF TENNESSEE
Davidson County

BOOK 1272 PAGE 637

Personally appeared before me, Carol M. Summers, a Notary Public in and for said County and State, the within named Felix Sawyer and Elinor S. Sawyer

the bargainorS, 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 25th day of September 19 68

Commission expires May 22, 1970

Carol M. Summers
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
Felix Sawyer et ux

TO
Wilkie Baker et ux

A 14648

IDENTIF. REFERENCE

SEP 26 2 55 PM '68
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 26 68	CONV	17,500.00			
SEP 26 68	S'TAX		B*	45.50	
SEP 26 68	PRFEE		B*	.50	
SEP 26 68	WDEED		B*	3.00	* 49.00