WARRANTY DEED

BOOK 4332 PAGE 853

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. E. Bolding (NAME)	Same (NAME)	Map 130-16
4431 Alcott Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 6
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of Fifty One Thousand Five Hundred and no/100 ($51,500.00)---------- *Dollars,*

of which $33,811.01 has been paid in cash by W. E. Bolding and wife, Lucy H. Bolding, the receipt of which is hereby acknowledged, and for the remainder, the said W. E. Bolding and wife, Lucy H. Bolding assumes and agrees to pay the balance of $17,688.99 of an original indebtedness of $20,000.00, secured by deed of trust executed by Walter R. Benneyworth and wife, Dorothy B. Benneyworth to Herschel Greer, Trustee, of record in book 3711, page 458, Register's Office for Davidson County, Tennessee.

we, George W. Baker and wife, Mary Ann Baker,

have this day bargained and sold, and do hereby transfer and convey unto the said

W. E. Bolding and wife, Lucy H. Bolding, their

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

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Hycrest Acres, Section 3, as of record in Book 2331, page 75, Register's Office for said County.
Said Lot No. 24 fronts 238.48 feet on the westerly side of Alcott Drive and extends back 241.9 feet on the northerly line and 237 feet on the southerly line to a dead line, measuring 118 feet thereon.
Being the same real property conveyed to George W. Baker and wife, Mary Ann Baker by deed from Walter R. Benneyworth and wife, Dorothy B. Benneyworth of record in book 4212, page 516, Register's Office for said County.

This conveyance is subject to ten-foot easement for public utilities along the westerly line of premises, anchor easement at the southeast corner of premises, 75-foot building setback line from Alcott Drive and conditions of owners certificate, as shown on plan of record in book 2331, page 75, and restrictive covenants contained in instruments of record in book 1850, page 271, book 1728, page 121 and in book 2480, page 521, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in book 1449, page 155, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $51,500.00

Subscribed and sworn to before me, this the 12th day of May 19 69

Affiant

My commission expires: 11-26-69 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4431 Alcott Drive (House Number) (Street) Nashville, Tennessee 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

W. E. Bolding and wife, Lucy H. Bolding, 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.*

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* W. E. Bolding and wife, Lucy H. Bolding, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 8th *day of* May, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

/s/ George W Baker

/s/ Mary Ann Baker

This Instrument Was Prepared By

Dewey W. Pedigo (mg)

Of The Law Firm Pedigo & Sairdon

Stahlman Building, Nashville, Tennessee

STATE OF Kentucky }
COUNTY OF Jefferson }

BOOK 4332 PAGE 854

Personally appeared before me, George E. Rapp Jr., a Notary Public in and for said County and State, the within named George W. Baker and wife, Mary Ann Baker

the bargainor... 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 Louisville, Kentucky, this 11th day of May, 1969.

George E Rapp, Jr, Notary Public.

Commission Expires October 8, 1972.

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 .....

Geo. I. Waddey & Son, Inc.
204 Stahlman Building
Nashville, Tennessee 37201

WARRANTY DEED

FROM

George W. Baker et ux

TO

W. E. Bolding et ux

A 40480

IDENTIF. REFERENCE

MAY 14 11 23 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 14 69	CONV	51,500.00			
MAY 14 69	S'TAX		B*	133.90	
MAY 14 69	PR'FEE		B*	.50	
MAY 14 69	W'DEED		B*	3.00	* 137.40

Compliments of

Guaranty Title

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

204 Stahlman Building
Nashville, Tennessee 372