BOOK 4401 PAGE 748

WARRANTY DEED

STELTEMEIER, WESTBROOK & HARVEY
2708 FRANKLIN ROAD
NASHVILLE, TENN. 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. McBee, Et Ux	Same	Map 33
Roberta Drive (NAME)	(NAME)	10D 31510
(STREET ADDRESS OR ROUTE NUMBER) Hendersonville, Tenn. 37075	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100---------- (10.00)---------- *Dollars,* cash in hand paid, the receipt of all of which is hereby acknowledged and the assumption of a First Deed of Trust Note in the unpaid principal amount of $5,977.02, payable to Lee A. Coleman and wife Virgie Coleman, and secured by a Deed of Trust of Record in Book____, Page____, Register's Office for Davidson County, Tennessee

We, DONALD D. BAKER AND WIFE LILA F. BAKER

have this day bargained and sold, and do hereby transfer and convey unto the said JOHN G. McBEE AND WIFE CHARLOTTE M. McBEE

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

Land in the 10th formerly 22nd Civil District of Davidson County, Tennessee, being part of Lots No. 3 and 4 on the Map of the Cole Lands, as of record in Book 58, Page 47, Register's Office for Davidson County, and as of record in Plan Book 1, Page 100 of the Chancery Court, described as follows:

Beginning at the northwest corner of the property conveyed to the grantors by deed of record in Book 4319, Page 540, Register's Office for Davidson County, thence with a fence in an easterly direction 420 feet, more or less, to a hickory tree; thence along the fence, southerly 715 feet, more or less, to a post; thence westerly 420 feet, more or less, to a fence, being Clark's easterly line; thence along the fence, northerly 715 feet, more or less; to the point of beginning, containing seven acres more or less.

Being part of the same property conveyed to Donald D. Baker and wife, Lila F. Baker, by warranty deed from Jim Throckmorton and wife Brenda Throckmorton as of record in Book 4392, Page 282, 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 $ 8,000.00

Subscribed and sworn to before me, this the 2 day of February, 19 70

Affiant

My commission expires: 7-29-73 (Affix Seal)

Notary Public

This is unimproved (XX) improved ( ) property, known as Campbell Road, Goodlettsville, Tennessee (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 John G. McBee and wife Charlotte M. McBee 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 as hereinabove noted.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John G. McBee and wife Charlotte M. McBee their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 2nd *day of* February, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Donald D. Baker

Lila F. Baker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Larry L. Westbrook *a Notary Public in and for said County and State,* Donald D. Baker and wife Lila F. 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, Davidson County, *Tennessee this* 1 *day of* February, *19*70

Notary Public

Commission expires 7-29-73

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 .....

MAR-6[70] CONV *8,000.00
MAR-6[70] S'TAX A* 20.80
MAR-6[70] PR'FEE A* .50
MAR-6[70] W'DEED A* 3.00 * 24.30

WARRANTY DEED

FROM

DONALD D. BAKER, ET UX

TO

JOHN G. MCBEE, ET UX

A 70367

IDENTIF. REFERENCE]

MAR 6 10 16 AM '70

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