DEED PREPARED BY JAMES R. MCKINNEY, ATTORNEY, MADISON, TENNESSEE

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRED BURTON ET UX	SAME	15D-9405
(NAME:) 1219 Shelton Avenue	(NAME:)	Map 72-3
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37216	(STREET ADDRESS)	Par. 316
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------*DOLLARS,*
cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

I, EDITH MILLER BAKER, hereinafter called the GRANTOR, *have bargained and sold, and by these presents do transfer and convey unto the said* FRED BURTON AND WIFE, ~~CHARITY~~ CHARITY BURTON, 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:*

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 71 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said easterly part of Lot No. 71 fronts 50 feet on the northerly side of Shelton Avenue and runs back between parallel lines 189.75 feet to a dead line.

Being the same property conveyed to Paul Myers Baker and wife, Edith Miller Baker, by deed from Julius William Lakebrink and wife, as of record in Book 2698, page 329, said Register's Office, the said Paul Myers Baker having since died.

This is unimproved ( ) improved (X) property, known as 1219 Shelton Avenue (House Number) (Street), Nashville (P. O. Address:), Tennessee (City or Town).

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 I *do covenant with the said* GRANTEES *that* I AM *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, THE GRANTOR, *do further covenant and bind* MYSELF, MY *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.*

Witness MY *hand this* 25th *day of* MARCH, *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.*

Edith Miller Baker ✓

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, EDITH MILLER BAKER

the within named bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MADISON, Tennessee, this 25 day of MARCH, 19 70.

Hubert L. Baker Notary Public

My Commission Expires Aug. 4, 1973

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.....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 12,500.00.

Affiant Edith Miller Baker.

Subscribed and sworn to before me
This 25 day of March, 1970.

Hubert L. Baker
NOTARY PUBLIC

My Commission Expires: Aug 4 1973.

MAR 30	CONV	12,500.00			
MAR 30	S'TAX		A*	32.50	
MAR 30	PR'FEE		A*	.50	
MAR 30	W'DEED		A*	3.00	* 36.00

WARRANTY DEED

FROM
EDITH MILLER BAKER

TO
FRED BURTON ET UX.

A 72875

IDENTIF. REFERENCE

MAR 30 12 13 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Fred Burton 1319 Woodmont Blvd Nashville, Tenn.