THIS INSTRUMENT WAS PREPARED BY
BRENTWOOD TITLE GUARANTY
BRENTWOOD, TENNESSEE
BY Cecil Casson Jr.

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Karl A. Baehr, Jr., et ux (NAME)	Same (NAME)	Map. 97-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 3
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Full

For and in Consideration of the sum of Five Thousand Six Hundred ($5,600.00) - *DOLLARS*

Cash in hand paid by Karl A. Baehr, Jr. and wife, Mary Linda Baehr, the receipt of which is hereby acknowledged, T & R, Inc., a Tennessee Corporation,

MAR 18 CONV *5,600.00
MAR 18 S'TAX A* 14.56
MAR 18 PR'FEE A* .50
MAR 18 W'DEED A* 6.00 * 21.06

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Karl A. Baehr, Jr., and wife, Mary Linda Baehr, 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 lot No. 9 on the Plan of Lake Park, Section I, as of record in Book 4175, pages 134 and 135, Register's office for said county, and described as follows:

Beginning at a point on the westerly margin of Lake Parkway Court, said point being the common point between lot No. 9 and lot No. 10, thence following the common boundary between lot No. 9 and lot No. 10 South 150.00 feet to a point, thence N 73° - 05' W 162.95 to a point said point being the common point between lot No. 9 and lot No. 7; thence following the common boundary between lot No. 7 and lot No. 9 N 15° - 56' E North 131.97 to a concrete monument, said point being the common corner for lot Nos. 7, 8, and 9; thence following the common boundary between lot No. 8 and lot No. 9 East 134.16 feet to a point; thence in a curve on Lake Parkway Court south 10 feet to a concrete monument and continuing in a curve 74.22 feet to the point of beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ ~~$5,600.00~~

Subscribed and sworn to before me, this the 18 day of March 1971

Affiant

My commission expires: 4/3/72 (Affix Seal)

Notary Public

This is unimproved (X) property, known as Lot No. 9, Section 1, Lake Park Subdivision, Nashville, Tennessee
(House Number) (Street) P. O. Address: (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 Karl H. Baehr, Jr. and wife, Mary Linda Baehr, their *heirs and assigns, forever.*

And T. & R. Inc. ~~does~~ *covenant with the said* Karl H. Baehr, Jr. and wife, Mary Linda Baehr *that* T. & R, Inc. is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except to taxes for the year of 1971 which have been prorated and the payment of which is assumed by Karl H. Baehr, Jr., and wife Mary Linda Baehr, and by restrictions of record in Book 4429, page 577, Register's office for Davidson County, Tennessee, a minimum building set back line from Lake Parkway Court of 50 feet; a 10 ft. easement for public utilities and drainage and conditions of ~~And~~ owners certificate as shown on plan of record in book 4175, p. 134 and 135 R.O.D.C.

And T&R INC. *further covenant and bind* its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said* Karl H. Baehr, Jr. and wife Mary Linda Baehr, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness [illegible] *hand this* 11 *day of* [illegible], *19*71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

T & R, INC.

[signature] President

[signature] Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

.....

.....

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

Witness my hand and official seal at ....., *Tennessee, this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

.....

.....

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

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Earl Hooper, *a Notary Public of the State and County aforesaid, personally appeared* Edwin Bruce Inc., *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* Officer ..... *of the* B E Bruce, *the within named bargainor, a corporation, and that* he *as such* Officer, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President & Treasurer.

Witness my hand and seal, at office in Brentwood, Tn. 37027, *this* 11 *day of* May, *19*71.

Earl Hooper
Notary Public

Commission Expires 1/23/73

EARL HOOPER NOTARY PUBLIC DAVIDSON CO.

WARRANTY DEED

FROM

T & R, Inc.

TO

Karl A. Baehr, Jr,
et al

B0794 4

IDENTIF. REFERENCE

MAR 18 8 45 AM '71

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

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE