BOOK 4594 PAGE 402

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBER
Eddie R. Baker	Dobson & Johnson, Inc.	
(NAME)	(NAME)	
Una Recreation Road	1109 J. C. Bradford Building	Map 135
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 388
Antioch, Tenn. 37013	Nashville, Tenn. 37219	old
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by Eddie R. Baker and wife, Jennifer E. Baker, and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Margaret Elain Morris,

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

Eddie R. Baker and wife, Jennifer E. Baker,

their ~~successors~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point, said point being the southeast corner of Billy Morris property on Metro Road; thence westerly with line of Morris 163 feet to a point in fence line; thence southerly with line of Lawrence 266.5 feet to a point; thence easterly 146 feet to Metro Road; thence northerly 267 feet with margin of Metro Road to point of beginning.

Being the same property conveyed to Margaret Elain Morris, by deed from Stanley Gardner, widower, of record in Book 4373, page 227, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,750.00

Subscribed and sworn to before me, this the 19th day of April 19 72

Affiant: Jennifer E. Baker

My commission expires: 8/9/72 (Affix Seal)

Notary Public: Kenneth D. Dobson

unimproved ( )
This is improved ( ) property, known as ..... (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

Eddie R. Baker and wife, Jennifer E. Baker, their

~~successors~~ *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Eddie R. Baker and wife, Jennifer E. Baker,

their

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 19th *day of* April, 1972., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Margaret Elain Morris

Margaret Elain Morris

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, a Notary Public in and for said County and State, Margaret Elain Morris, 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 Nashville, Tennessee, this 19th day of April, 19 72.

Beverly Jo Womble Notary Public

Commission expires 8/9/72

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.....

APR21'72 CONV 18,750.00
APR21'72 STAX A* 48.62
APR21'72 RFEE A* .50
APR21'72 MTGDEED A* 4.00 * 53.12

WARRANTY DEED

FROM
Margaret Elain Morris

TO
Eddie R. Baker, et ux

B 5 6 6 9 7

IDENTIF. REFERENCE

APR 21 12 52 PM '72

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

Dobson & Johnson, Inc.