THIS INSTRUMENT PREPARED BY: JAMES R. EVERETT, JR., ATTORNEY AT LAW
608 Gallatin Road, North
Madison, Tennessee 37115

BOOK 4636 PAGE 310

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JACK W. SMITH JAMES R. McKINNEY (NAME)	JACK W. SMITH, et al (NAME)	11D22470
1303 Gallatin Road, North (STREET ADDRESS OR ROUTE NUMBER)	1303 Gallatin Road, North (STREET ADDRESS)	Map 34
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Madison, Tennessee 37115 (CITY) (ZONE) (STATE)	P/O Par. 25

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) -- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration,

I, HUBERT L. BAKER, hereinafter called the GRANTOR, and joined by my wife, MARILYN A. BAKER my 1/3 undivided interest *have this day bargained and sold, and do hereby transfer and convey unto the said* JACK W. SMITH and JAMES R. McKINNEY, hereinafter called the GRANTEES, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Turner Engineering Co., Inc., dated February 20, 1970 as follows:

BEGINNING on the westerly margin of Gallatin Pike at the southeast corner of the W. T. Davis Heirs property; thence with Davis south line north 88° 34' 50" west 303.48 feet to a concrete monument; thence south 0° 28' east, 98.04 feet to an iron pin; thence south 88° 34' 50" east 280.28 feet to an iron pin in the westerly margin of Gallatin Pike; thence with the westerly margin of said Pike North 12° 56' 21" east 100.00 feet to the point of beginning, containing 0.656 acres more or less.

Being the same property conveyed to Jack W. Smith, James R. McKinney, and Hubert L. Baker, by deed from Ermine Leta Davis Monroe and Katherine Monroe Bell, of record in Book 4406, page 740, 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 $ 10,000.00

Subscribed and sworn to before me, this the 31st day of August, 1972

Affiant

My commission expires: Feb. 11 1976 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as 1303 Gallatin Road, North, Madison, 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 GRANTEES, 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* GRANTEES, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 31st *day of* August, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Hubert L. Baker

Marilyn A. Baker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* HUBERT L. BAKER

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

Witness my hand and official seal at Madison, *Tennessee,*
this 31st *day of* August, *19*72.

Raymond B. Buchanan
Notary Public

Commission expires 7-31-74

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 .....

Neil C. H. Burks
Mccutcheon & Sims

WARRANTY DEED

FROM
HUBERT L. BAKER, et ux
TO
JACK W. SMITH

JAMES R. McKINNEY
P.O. Box 254
Madison, Tenn.

SEP 11 72 CONV 10,000.00
SEP 11 72 S'TAX A* 26.00
SEP 11 72 PR'EEE A* .50
SEP 11 72 W'DEED A* 4.00 * 30.50

B 7 5 4 1 5

IDENTIF. REFERENCE

SEP 11 12 05 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS