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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cullen E. Baker, Jr., et ux (NAME)	Same (NAME)	Par. 151
Hole of Imperial House (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map. 117-7
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

31205

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

----------*DOLLARS*

cash in hand paid by Cullen E. Baker, Jr. and wife, Helen Holbrook Baker, and other good and valuable considerations, the receipt of which is hereby acknowledged,

OCT-3??	CONV	19,500.00			
OCT-3??S'TAX			A*	50.70	
OCT-3??PR'FEE			A*	.50	
OCT-3??	W'DEED		A*	8.00	* 59.20

This Instrument Prepared By
Schulman, McCarley, Hollins and Pride
900 American Trust Building
Nashville, Tennessee

We, ALBERT H. PHILLIPS and wife, ELIZABETH G. PHILLIPS,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* CULLEN E. BAKER, JR. and wife, HELEN HOLBROOK BAKER, their

.....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a certain building site identified as Parcel No. 151 on Metro Property Map No. 117-7, as shown on the Plan of the Revision of Parcels 150, 151, 152, and 153, Gloucester Square, of record in Book 4300, page 175, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Albert H. Phillips and wife, Elizabeth G. Phillips, by deed from Gloucester Square Cooperative Corporation, et al, of record in book 4555, page 776, Register's Office for Davidson County, Tennessee.

This conveyance of said property is made expressly subject to the following conditions:

1. Said premises are restricted by all the requirements, conditions, easements, assessments, liens, uses, building restrictions, limitations, repurchase options, burdens and other undertakings, including the rights and interests of other building site owners, and condominium owners within Gloucester Square, and including also the requirement that all owners of building sites and condominium units within Gloucester Square be members of the Gloucester Square Cooperative Corporation, subject to assessment for the payment of costs incident to the maintenance of common areas and administration expenses of the corporation, and providing for a lien to secure the payment thereof, all as contained in an instrument executed by Gloucester Square Cooperative Corporation, et al, dated October 20, 1971, and recorded in book 4548, page 217, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,500.00

Subscribed and sworn to before me, this the 17 day of ... 1975.

Affiant

My commission expires ... (After Seal)

Notary Public

2. Setback lines, easements, access limitations and condition of owner's certificate as shown on the recorded plan of Gloucester Square, of record in book 4460, page 50, as resubdivided on the plan of the revision of parcels 150, 151, 152 and 153, Gloucester Square, of record in book 4300, page 175, both in the Register's Office for Davidson County, Tennessee.

3. Access easements between the premises and public rights of way are shown on the recorded plan of Gloucester Square and are reserved on said plan for the common use of all building site and condominium owners, and such easements are granted to the Grantee by this conveyance to be used and enjoyed by the Grantee, his guests, invitees, heirs, successors and assigns.

Gloucester Square Cooperative Corporation, a Tennessee corporation, joins in the execution of this conveyance for the purpose of consenting to same and approving the purchaser hereunder in accordance with the provisions of Paragraph 13 of the restrictive covenants.

unimproved ( )
This is improved (X) property, known as Parcel 151, Metro Property Map. No. 117-7 Gloucester Square, 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 CULLEN E. BAKER, JR., and wife, HELEN HOLBROOK BAKER, their *heirs and assigns, forever.*

And we *do covenant with the said* Cullen E. Baker, Jr., and wife, Helen Holbrook Baker *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as hereinabove set forth, and taxes for the year 1972, which are hereby prorated as of the date of the deed and assumed by Grantees herein.

And we, Albert H. Phillips and wife, Elizabeth G. Phillips, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Cullen E. Baker, Jr., and wife, Helen Holbrook Baker, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hand *this* 19th *day of* September, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Albert H. Phillips

Elizabeth G. Phillips

GLOUCESTER SQUARE COOPERATIVE CORPORATION

By: James A. Kelly Jr.
Vice President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mac John D. Dean, Jr., a Notary Public in and for said County and State, the within named Albert H. Phillips and wife, Elizabeth G. Phillips,

the bargainors, 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, Tennessee, this 19th day of September, 19 72

Mac John D. Dean, Jr., Notary Public.

Commission Expires May 1, 1974

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, Fran Oglesbee, a Notary Public of the State and County aforesaid, personally appeared James H. Haley, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of the Gloucester Square Cooperative Corporation, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of September, 19 72.

Fran Oglesbee
Notary Public

Commission Expires 12-5-72

WARRANTY DEED

FROM

Albert H. Phillips et ux

TO

Cullen E. Baker, Jr., et ux

B 7.8 4 2 2

IDENTIF. REFERENCE

OCT 3 1 09 PH '72

FELIX Z. WILSON II 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