Prepared by Frank Harris, Atty
3rd Natl Bank Bldg
Nash. Tenn

WARRANTY DEED

BOOK 4669 PAGE 15

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woodbine Mill & Lumber Company, Inc., (NAME)	Woodbine Mill & Lumber Company, Inc., (NAME)	
2174 Carson (STREET ADDRESS OR ROUTE NUMBER)	2174 Carson (STREET ADDRESS)	105-16
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37211 (CITY) (ZONE) (STATE)	223 Pcl

For and in Consideration of the sum of Ten ($10.00) ---------- *DOLLARS*

and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, the undersigned, James A. Baker and wife, Louise D. Baker,

have bargained and sold, and by these presents do transfer and convey unto the said Woodbine Mill & Lumber Company, Inc., its successors ~~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 Lots Nos. 120, 121, 122 and 123 on the Plan of Section Three, Woodycrest, as of record in Book 2083, page 21, Register's Office for said County.

Said Lot 120 fronts 70 feet on the southerly side of Polk Avenue, and runs back 140 feet on the easterly line and 266.8 feet on the westerly line, to a dead line measuring 153.1 feet thereon.

Said Lot 121 fronts 65 feet on the southerly side of Polk Avenue, and runs back 266.8 feet on the easterly line, and 295.3 feet on the westerly line, to a dead line measuring 92.8 feet thereon.

Said Lot 122 fronts 65 feet on the southerly side of Polk Avenue, and runs back 295.3 feet on the easterly line and 245.1 feet on the westerly line, to a dead line, which is a broken line measuring 120.2 feet thereon.

Said Lot 123 fronts 160 feet on the southerly side of Polk Avenue, and runs back 245.1 feet on the easterly line and 49.7 feet on the westerly line, to a dead line measuring 261.8 feet thereon.

Being the same property conveyed to James A. Baker by Edgar Turrentine and wife, Willomina Turrentine by deed dated December 12, 1956, of record in Book 2604, Page 129, Register's Office for Davidson County, Tennessee. (Continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10.00

Subscribed and sworn to before me, this the 2nd day of January 1973

James A. Baker
Affiant

W. W. Williams
Notary Public

My commission expires: ~~(Affix Seal)~~

Reg. Register

Description Continued

Being Lots Nos. 2, 3, 4 and 5 on the Plan of South Highland Subdivision, as of record in Book 421, page 106, Register's Office for said County.

Said Lots Nos. 2, 3, 4 and 5 front together 210 feet on the northeasterly side of Carson Street, and run back between parallel lines, 240 feet to an alley.

The aforesaid being the same property as that conveyed to James A. Baker by deed dated August 1, 1956, of record in Book 2549, Page 115, Register's Office for Davidson County, Tennessee, from L. O. Hardaway and wife, Lucille Clark Hardaway.

The Lots Nos. 120, 121, 122 and 123 on the Plan of Section Three, Woodycrest, are conveyed subject to restrictions of record in Book 1787, page 33, and Book 2089, page 530; also Plan of record in Book 2083, page 21; and also instrument of record in Book 1065, page 231, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2174 (House Number) Carson (Street) Nashville, Tennessee 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 Woodbine Mill & Lumber Company, Inc., its successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* Woodbine Mill & Lumber Company, Inc., *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 for restrictions above mentioned.

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Woodbine Mill & Lumber Company, Inc. its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness hands *this* 19th *day of* December, *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.*

James A. Baker
James A. Baker

Louise D. Baker
Louise D. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, James Ward Kellum, a Notary Public in and for said County and State, the within named James A. Baker and wife, Louise D. Baker

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 24th day of December, 1972

James Ward Kellum, Notary Public.

Commission Expires Aug 14, 1976

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, ..., 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 .....

8969 5 REFERENCE
JAN 20 AM '73
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

JAN-2 CONV 10,000.00
JAN-2 S TAX A* 26.00
JAN-2 PR FEE A* .50
JAN-2 W DEED A* 6.00 * 32.50