BOOK 4706 PAGE 823 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,900.00

Don Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 1973

Notary Public

MY COMMISSION EXPIRES 9-17-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jonathan J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas David Baker, et ux (NAME)	BANK OF HENDERSONVILLE (NAME)	10D 3500
Union Hill (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 16-43
Goodlettsville Tenn (CITY) (STATE) (P. O. ZIP)	Hendersonville Tenn (CITY) (STATE) (ZIP)	Par

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Larry G. Hawkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas David Baker and wife, Lois Darlene Baker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land lying in the 10th Civil District of Davidson County, Tennessee, described according to a survey of John M. Sullivan, dated July 3, 1971, as follows:

BEGINNING at a point in the center line of Union Hill Road, at the northeasterly corner of the land conveyed to Joe V. Edwards and wife, of record in Book 2339, page 601, and being the northeasterly corner of the land herein described; thence leaving said Road, and along Carson Spivey's westerly boundary line, with a fence, South 3° West, 301.7 feet; thence continuing with the same, South 2° 13' West, 455.2 feet; thence leaving said fence, South 83° 20' West, 108.6 feet to a point; thence North 2° 13' East, 455.2 feet to a point; thence North 13° 55' West, 227.2 feet to a point in the center of Union Hill Road; thence with the same, North 62° 35' East, 78 feet to a point; thence North 61° 57' East, 123 feet to the point of the beginning, containing 2 acres, more or less.

BEING the same property conveyed to Larry G. Hawkins, by deed from Joe V. Edwards and wife, Vallie Mai Edwards, of record in Book 4525, page 279, Register's OFfice for said County.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.
As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note executed by the Grantor herein in the original principal amount of $11,563.03, of record in Book 4525, page 613, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of April, 1973

Larry G. Hawkins

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry G. Hawkins

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of April 1973.

Commission expires 9-12-76

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

LARRY G. HAWKINS,

TO

THOMAS DAVID BAKER, ET UX

C 0 6 3 6 8

IDENTIF. REFERENCE

MAY 14 11 49 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 14 73	CONV	*9,900.00			
MAY 14 73	STAX		A*	25.74	
MAY 14 73	REC FEE		A*	.50	
MAY 14 73	W DEED		A*	4.00	* 30.24