FORM NO. WD-1

Please mail to
JOHN C. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

BOOK 1723 PAGE 83

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6293.75

xRobert E. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF June, 1973

John G. Doak
Notary Public

MY COMMISSION EXPIRES: 2-5-1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Atty. - 2525 Lebanon Rd. - Nashville, Tenn. 37214

NAME	ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Baker et ux	Same	
(NAME)	(NAME)	85-4
2517 Lebanon Rd.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	32
Nashville, Tenn. 37214		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, J. R. Freeman, Trustee with full power to mortgage, sell, transfer, convey or otherwise encumber any part or all of the same without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Baker and wife, Anne S. 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:

(See attached page)

JUN28 CONV *6,293.75
JUN28 S'TAX A* 16.38
JUN28 PR'FEE A* .50
JUN28 W'DEED A* 6.00 * 22.88

unimproved ( )
This is improved ( ) 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 1st day of June, 19 73

J. R. Freeman, Trustee:

J. R. Freeman, Trustee

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JOHN C. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

STATE OF TENNESSEE
Davidson County

BOOK 4723 PAGE 84

JOHN G. [illegible]
[illegible] Lebanon Road
[illegible], Tenn. 37214

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. R. Freeman, Trustee

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 1 day of June, 73.

Commission expires 23 May 77

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

J. R. Freeman, Trustee

TO

Robert E. Baker et ux,

Anne S. Baker

C 1 3 0 7 4

IDENTIF. REFERENCE

JUN 28 10 00 AM '73

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company

Titles Guaranteed

NASHVILLE, TENN.

DESCRIPTION

A Tract of Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Gary R. Cummings, dated August 24, 1970, as follows:

SAID Tract of land begins at a concrete monument in the southerly boundary of Stone's River Estates, Section I, of record in Book 3842, page 78, Register's Office for Davidson County, Tennessee; thence with said boundary line North 83° 35' east 292.5 feet to a concrete monument on said boundary; thence south 50° 46' east 57.72 feet to a concrete monument; thence south 1° 23' east 213.33 feet to a concrete monument; thence running with a right-of-way, dedication curve having a radius of 971.0 feet and in a northerly direction a distance 209.74 feet to a concrete monument in the westerly margin of Hickory Hill Lane; said point being in a curve having a radius of 1623.76 feet; thence running with said curve and in a southerly direction a distance 51.02 feet to a concrete monument; thence leaving said margin and running with a radius return curve having a radius of 25 feet, a distance of 40.11 feet to a concrete monument at the opposite end of said radius return; thence running with the northerly boundary of a tract of land containing Ravenwood Apartments, Inc., with a curve having a radius of 996 feet and in a westerly direction, a distance of 189.77 feet to a concrete monument at the end of said curve; thence running with said boundary south 89° 33' 10 sec. west 558 feet to a concrete monument in the easterly boundary of a tract of land owned by Donelson Park Club; thence running with said boundary north 0° 50' east 88.8 feet to an iron pin; thence leaving with the northeast corner of said tract and running with a 1.105 more or less acre tract of land owned by R. L. Freeman, Trustee, north 38° 28' 24 sec. east 120.99 feet to an iron pin; thence with said tract north 65° 52' east 154.03 feet to the point of beginning and containing 3.065 acres more or less.

BEING all of the property conveyed to R. L. Freeman, Trustee, with full powers, by deed from Robert E. Baker and wife, Anne S. Baker of record in Book 4494, page 584, and being part of the same property conveyed to R. L. Freeman, Trustee, with full powers by deed from D. W. Cantrell and Angie Cantrell Merritt, of record in Book 3075, page 6, said Register's Office, the said R. L. Freeman, Trustee, having since died and J. R. Freeman having been appointed substitute Trustee with full powers under a Trust Agreement of record in Book 4709, page 562, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement which Grantor hereby reserves in favor of Ravenwood Apartments, Inc., for existing driveways for joint use by Grantee and Ravenwood Apartments, Inc. until such time as a public road may be constructed, it being understood and agreed that if a road is constructed, the grade will be favorable for adequate entrances into Ravenwood Apartments, Inc.

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