BOOK 4786 PAGE 870

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McDowell Development Corporation		
(NAME)	(NAME)	
301 Plus Park Boulevard	Same	5D-12625
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND 00/100 (10.00)---------- ---------- *DOLLARS* cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; we, EULALIA BAKER SCOTT, PATTIE BAKER VERNON, HOLLIE F. BAKER, JR., ARTHUR M. SPINING III, JOHN B. SPINING, and WILLIAM P. SPINING,

have bargained and sold, and by these presents do transfer and convey unto the said McDOWELL DEVELOPMENT CORPORATION, a Tennessee corporation, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 5th Civil District of Davidson County, Tennessee, being more particularly described according to a survey by Turner Engineering Co., Inc., Consulting Engineers, Job No. 64-62, dated November 29, 1973, as follows:

BEGINNING at an iron pin in the intersection of the southerly margin of Haywood Lane and the westerly margin of Antioch Pike; thence, with the westerly right-of-way line of Antioch Pike and with a curve to the right, said curve having a radius of 439.12 feet, a distance of 81.30 feet to a point; thence, continuing with the said westerly margin of Antioch Pike, South 24° 28' 45" East a total distance of 25 feet, more or less, to a point in the center line of Mill Creek; thence, leaving the said westerly margin of Antioch Pike and with the center line of Mill Creek, southwestwardly 137 feet, more or less, to a point; thence, leaving said creek, North 82° 41' West a distance of 464.53 feet,more or less, to an iron pin in the southerly margin of Haywood Lane, said line passing through an iron pin at a distance of 80.6 feet, more or less; thence, with the said southerly margin of Haywood Lane North 75° 07' 26" East a distance of 306.12 feet to an iron pin; thence, North 16° 12' 11" West 16.81 feet to a concrete monument; thence, North 75° 13' 13" East a distance of 225.24 feet to the beginning, containing 1.3 acres, more or less.

Being part of the property interests in which were inherited by H. F. Baker, Eunice Baker Alexander, and Grace N. Baker, as heirs-at-law of

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is ~~greater~~ for this transfer is $ 108,000.00

Affiant

Subscribed and sworn to before me, this the 28 day of February, 19 74

Notary Public

My commission expires: July 29, 1976 (Affix Seal)

My Commission Expires JULY 29, 1976

A. J. Baker, deceased, and as provided by decree in the cause of H. F. Baker, et al, vs. Paul Baker, No. 7206-1/2, County Court of Davidson County, Tennessee, and appearing in Minute Book No. 28, page 192 of said Court. The interests of Eunice Baker Alexander and Grace N. Baker were thereafter conveyed to H. F. Baker, by deed of record in Book 2745, page 636, Register's Office for said County. The said H. F. Baker subsequently died, devising the subject property under the terms of his will of record in Will Book 75, page 340, Office of the County Court Clerk of said County, as follows: to his widow, Clara M. Baker, a life estate with remainder to the children --Elizabeth Baker, Pattie Baker, and H. F. Baker, Jr.

Said property is subject to right-of-way easement of Waldron Lane granted Davidson County, Tennessee, together with the right for cut and fill slopes to extend beyond the right-of-way, if needed, all as appears in the right-of-way deed of record in Book 2444, page 437, Register's Office of Davidson County, Tennessee, and as depicted on the survey by Turner Engineering Co., Inc., dated November 29, 1973, Job No. 64-62.

unimproved ( )
This is improved ( ) property, known as Haywood Lane, 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 McDowell Development Corporation, its successors ~~heirs~~ *and assigns, forever.*

And Grantees do *covenant with the said* McDowell Development Corporation, *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And they *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* McDowell Development Corporation, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 5th *day of* February, *19*74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Eulalia Baker Scott
Eulalia Baker Scott

Pattie Baker Vernon
Pattie Baker Vernon

Hollie F. Baker Jr.
Hollie F. Baker, Jr.

Arthur M. Spining III,
John B. Spining, and
William P. Spining

Arthur M. Spining Jr.
By Arthur M. Spining, Jr.,
Attorney-in-fact for William P. Spining,
Arthur M. Spining III, and
John B. Spining,

[redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nancy L. Ferrell, a Notary Public in and for said County and State, the within named [redacted] Pattie Baker Vernon

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 Nashville, Tennessee, this 8 day of February, 19 74.

Nancy L. Ferrell, Notary Public.

Commission Expires 5-28-74

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Eunice Miller, a Notary Public in and for said County and State, the within named Hollie F. Baker, Jr. and Eulalia Baker Scott

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 5th day of February, 19 74.

Eunice Miller, Notary Public.

Commission Expires October 29, 1977

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 _____.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Eunice Miller, Notary Public, appeared Arthur M. Spining, Jr., to be known to be the person who executed the foregoing instrument in behalf of Arthur M. Spining III, John B. Spining, and William P. Spining, and acknowledged that he executed the same as the free act and deed of said Arthur M. Spining III, John B. Spining, and William P. Spining.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 1974.

Eunice Miller
Notary Public

My commission expires:

October 29, 1977

WARRANTY DEED

FROM

EULALIA BAKER SCOTT, ET AL,

TO

McDOWELL DEVELOPMENT CORPORATION

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201

C 4 1 3 5 4

IDENTIF. REFERENCE

FEB 8 1 41 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

FEB-8-74	CONV	90,000.00			
FEB-8-74	CONV	18,000.00			
FEB-8-74	STAX		A*	280.80	
FEB-8-74	PRFEE		A*	.50	
FEB-8-74	WDEED		A*	8.00	* 289.30