WARRANTY DEED

BOOK 4793 PAGE 891

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles Carter Baker, Jr. et. ux.	Same	
(NAME)	(NAME)	145-3
1401 Tyne Boulevard		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6.26 pw
Nashville, Tennessee 37215		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00)----------

---------- Dollars,

receipt of which is hereby acknowledge and love and affection for our son and his wife, we

Charles C. Baker and wife, Ruth Robertson Baker

have this day bargained and sold, and do hereby transfer and convey unto the said Charles Carter Baker, Jr. and wife, Sally H. Baker, their

~~XXXXXXX~~ heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 7th, formerly 11th, District of Davidson County, Tennessee, being Lot 2, described according to the amended subdivision of the C. C. Baker, property of record in Plat Book 4300, page 124, Register's Office of Davidson County, Tennessee, as follows:

Beginning at a point in the center line of Tyne Boulevard, the southwest corner of the former Dr. Anderson tract, the northwest corner of this tract; thence with the center line of Tyne Boulevard as follows: South 18° 6' west 254.37 feet to a point; thence south 90° east 25 feet to a point on the east side of Tyne Boulevard; thence south 33° 54' east 77.45 feet to a point; thence south 67° 54' east 260 feet to a point; thence north 0° 14' east 407.42 feet more or less to the south line of the Harpeth Acres, Section 6 Subdivision being the former Dr. Anderson's line; thence with said line north 86° 18' west 176.25 feet more or less to a point; thence south 18° 6' west 6.87 feet to a point; thence north 71° 54' west 15 feet to a point on the east side of Tyne Boulevard; thence north 90° west 25 feet to the center line of Tyne Boulevard, that being the point of beginning, containing 2.15 acres, more or less. Being part of the same property conveyed to Charles C. Baker, et. ux., by deed from Robert Allen Ragland, et. ux., of record in Book 2283, page 1, R. O. D. C. T.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of August, 19 71

My commission expires: My Commission Expires January 20, 1975 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved (X) improved ( ) property, known as east of 1401 Tyne Boulevard, Nashville (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Charles Carter Baker, Jr. and wife, Sally H. Baker, their

~~XXXXXXX~~ heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Charles Carter Baker, Jr. and wife, Sally H. Baker, their ~~XXXXXXX~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 2nd day of August, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles C. Baker

Ruth Robertson Baker

Charles C. Baker

Ruth Robertson Baker

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Margaret R. Heath, a Notary Public in and for said County and State, Charles C. Baker and wife, Ruth Robertson Baker

the within named 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 2nd day of August, 1971.

My Commission Expires January 20, 1976 Margaret R. Heath Notary Public

Commission expires

MARGARET R. HEATH NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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.....

This instrument prepared by:

Robert L. Baker
Attorney at Law
300 James Robertson Parkway
Nashville, Tennessee

MAR-6[illegible]	CONV	*4,000.00			
MAR-6[illegible] S'TAX			A*	10.40	
MAR-6[illegible] PR'FEE			A*	.50	
MAR-6[illegible]	W'DEED		A*	4.00	* 14.90

WARRANTY DEED

FROM

Charles C. Baker, et. ux.

TO

Charles Carter Baker, Jr., et. ux.

C 4 4 5 1 6

IDENTIF. REFERENCE

MAR 6 10 17 AM '74

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

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE