PREPARED BY; James Kenneth Woodard
330 Gallatin Road, South
Madison, Tennessee 37115

MAIL TO: Johnson & Edwards, 600 Stahlman Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4824 PAGE 185

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben Carlton Dunn et ux (NAME:)	Son (NAME:)	M. 11
Freeman Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P. 51 pt
Goodlettsville Tenn 37072 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ********** ********** ($10.00) *DOLLARS*

cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged

JUN 12 CONV 82,000.00
JUN 12 S'TAX A* 213.20
JUN 12 PR'FEE A* .50
JUN 12 W'DEED A* 6.00 * 219.70

We, Jimmy D. Baker and wife, Ann Joyce Baker,

have bargained and sold, and by these presents do transfer and convey unto the said Ben Carlton Dunn and wife, Judith Ann Dunn, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TWO tracts of land in the 10th Civil District of Davidson County, Tennessee, comprising together Tract 10 on an unrecorded subdivision of the H. S. Freeman Heirs property, and being a part of a tract known as the H. S. Freeman Lands, a plat of which is of record in Book 332, Page 58, described according to a survey by J. E. Maddux, as follows:

TRACT I: BEGINNING at a point, said point being located a distance of 50,000' on a line N5° 15' E from a spike in the center of Freeman Road and lying in the center of said road; thence leaving said road on a line N 84° 45' W for a distance of 400.00' to a point; said point being a wooden stake; thence going N 57° 14' W a distance of 2093.13' to a point, said point being an iron pin locating a corner of the Freeman Heirs Propert thence along a line N 83° 30' E a distance of 630.00' to a point, said point being an iron pin locating a corner of the Freeman Heirs property; thence going S 56° 00' E a distance of 1870.00' to a point, said point being in the center of Freeman Road and marked by a railroad spike; thence going S 5° 15' W a distance of 196.00' to the point of beginning, said tract containing 18.2 acres. more or less.

TRACT NO. II: BEGINNING at a point, said point being a nail in the center of Freeman Road and a common corner between Tract No. 1 and Tract No. 2 of the Freeman Heirs property; thence going along the center of said road S 5° 15' W a distance of 50.0 feet to a point, said point being a nail in the payment; thence leaving said road and going S 63° 15' W a distance of 508.0 feet to a point, said point being an iron pin in the center of a gravel road; thence along the center of said gravel road N 75° W a

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $82,000.00

Subscribed and sworn to before me, this the 11th day of June 19 74

Affiant

My commission expires: 11/17/74 (Affix Seal)

Notary Public

a distance of 569.0 feet to a point; said point being a Hackberry tree; thence going S 44° 0' W a distance of 151.0 feet to a point; said point being an Elm Tree; thence going S9° 0' W a distance of 139.0 feet to a point; said point being a Walnut tree; thence going through a wooded area on a meandering line described by the following calls; N 85° 0' W a distance of 603.5 feet; thence N 3° 0' E a distance of 231.0 feet; thence N 85° 0' W a distance of 2030.0 feet; thence N 1° 30' E a distance of 483.4 feet; thence N 85° 0' W a distance of 462.0 feet; thence N 3° 30' E a distance of 869.5 feet; thence S 85° 0' E a distance of 1967.6 feet to a point, said point being an iron pin; thence going S 3° 0' W a distance of 90.7 feet to a point; said point being an iron pin; thence going S 34° 30' E a distance of 82.5 feet to a point; said point being an iron pin locating a common corner between Tract No.1 and Tract No. 2 of the Freeman Heirs property; thence going along the common line between said Tracts S 57° 14' E a distance of 2093.13 feet to a point, said point being a stake marking a common corner of said Tracts; thence going along the common line between said tracts S 84° 45' E a distance of 400.0 feet to the point of beginning; the above described Tract containing 90.5 acres, more or less.

INCLUDED in this description, but specifically excluded therefrom is a tract of .13 acre, more or less conveyed to J. E. Polk by Deed from Mrs. M. C. Freeman, et al, of record in Book 425, Page 131, Register's Office for said County.

BEING the same property conveyed to Jimmy D. Baker by deed from Morris H. Freeman, et al, of record in Book 2706, Page 38, Register's Office Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (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 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.*

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.*

Witness our *hand* s *this* 11th *day of* June, *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.*

Jimmy D. Baker
Ann Joyce Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Jimmy D. Baker and wife, Ann Joyce Baker,

*the bargainor*s, *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 Goodlettsville, *Tennessee, this* 11th *day of* June, *19* 74.

Notary Public.

Commission Expires 11/17/74

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.....

C5836

IDENTIFICATION REFERENCE
JUN 12 3 38 PM 74
FELIX Z. ... REGISTER
DAVIDSON CO., TENN.

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.....