FORM NO. WD-1

BOOK 4849 PAGE 459

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $9,500.00

Charles W. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 1974

Patsy S. Rath
Notary Public

MY COMMISSION EXPIRES: 5-10-75

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles W. Baker | | 5th Civil Dist. |
| 324 E (NAME) Main St | (NAME) Same | Map 162 |
| 3.27 Acres Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 84-85 93-94 |
| Hendersonville Tenn. (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, G. W. Jones, Jr. et ux Margaret Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Baker et ux Paulette Baker RLJ.

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 in the Fifth Civil District of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin in the westerly margin of Old Hickory Boulevard; thence S 21 deg. 38' 51" E 118.95 feet to an iron pin; thence S 16 deg. 26' 37" E 148.72 feet; these two calls run southerly along the margin of said Old Hickory Blvd.; thence leaving same N 87 deg 22' 04" W 621.72 feet to an iron pin; thence N 2 deg 37' 56" E 91.64 feet to an iron pin; thence N 77 deg. 55' 23" W 131.16 feet to a monument; thence N 12 deg. 4' 37" E 119.47 feet to a monument; thence S 83 deg. 44' 52" E 434.52 feet to an iron pin; thence N 79 deg. 51' 37" E 205.40 feet to an iron pin the point of beginning; containing 3.27 Acres more or less according to a survey by A & A Engineers, Inc. dated June 18, 1974.

BEING part of the same property conveyed to G. W. Jones, Jr. et ux Margaret Jones by deed of record in Book 4631, page 730, Register's Office, Davidson County, Tennessee. RLJ.

This is unimproved ( XX ) improved ( ) property, known as 3.27 Acres, Old Hickory Blvd.
(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 our hands this 19th day of August, 1974

G. W. Jones, Jr.

Margaret Jones

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. W. Jones, Jr. et ux Margaret Jones

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 Nashville, Tennessee, this 19th day of August 1974

Commission expires 5-10-75

Patsy A. Rath, 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

Return to: Joe Dye Jones
Goodlettsville, Tn. 37072

WARRANTY DEED

FROM
G. W. JONES, JR. ET UX MARGARET JONES

TO
CHARLES W. BAKER ET UX PAULETTE BAKER

C 6 9 8 7 6

IDENTIF. REFERENCE

SEP 4 3 59 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| SEP-4-74 | CONV | *9,500.00 | | | |
| SEP-4-74 | S'TAX | | A* | 24.70 | |
| SEP-4-74 | PB'FEE | | A* | .50 | |
| SEP-4-74 | W'DEED | | A* | 4.00 | * 29.20 |