BOOK 974 PAGE 671

This form furnished by Sumner County Title Co.

FORM NO. WD-1

Federal

J. B. RIPPY REG.
SUMNER COUNTY, TENN.
RECORDING 4.00
STATE TAX $ 13.00
REG. FEE $ .50
TOTAL $ 17.50
RECPT. NO. 8563X

STATE OF TENNESSEE }
COUNTY OF SUMNER }

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ 5,000.00

Harold J. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF November 1975

Curtis M. Lincoln
Notary Public

MY COMMISSION EXPIRES: Sept. 30, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Curtis M. Lincoln
LINCOLN, HAWKINS & FUQUA, ATTYS. P. O. BO #322 HENDERSONVILLE, TENN. 37075
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Harold J. Baker~~ (NAME)	Same (NAME)	
115 Hamblen Avenue (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	53-12
Old Hickory, Tennessee (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	23 PM

NOV 12 1975 AM 11:50 REC'D FOR RECORD
J. B. RIPPY, REGISTER
SUMNER COUNTY, TENN.
BOOK 359 PAGE

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, W. LILLIE CARTER, WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAROLD J. BAKER AND WIFE, ANNA 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:

Being Lot No. 11 of Block "D" on the Plan of the subdivision, Map No. 3, Life and Casualty Insurance Company's Property at Old Hickory, Tennessee, as of record in Book 974, Page 11, Register's Office for said County, and part of Tract No. 1 on the map showing property of Life and Casualty Insurance Company, not of record, described together as follows:
BEGINNING on the northeasterly margin of Hamblen Avenue, at the corner of Lots Nos. 10 and 11 of said Block "D"; thence with the line between said two lots, northeastwardly 175 feet, continuing in the same direction 165 feet, more or less, in all 340 feet, more or less, to the southerly line of the T.C.R.R. right-of-way; thence with said right-of-way line, southeastwardly 60 feet; thence southwestwardly 165 feet, more or less, to the corner of Lots Nos. 11 and 12 of said Block "D", continuing in the same direction and with the line between said Lots Nos. 11 and 12, 175 feet, in all 340 feet, more or less, to the northeasterly margin of Hamblen Avenue; thence with the same northwestwardly 60 feet to the beginning.

Being the same property conveyed to Andrew Kay Carter and wife, W. Lilly Carter, by deed from Iona Pafford, a widow, recorded in Deed Book 2603, Page 209, Register's Office of Davidson County, Tennessee, the said Andrew Kay Carter now being deceased, with title to said property now in W. Lilly Carter, as surviving widow.

This conveyance is made subject to easement to construct, operate and maintain telephone and telegraph wires over and across the premises, as set out in instrument recorded in Book 662, Page 743, Register's Office of Davidson County, Tennessee, and easement for sewer as set out in deed from Life and Casualty Insurance Company to Cumberland Development Company, of record in Book 1003, Page 51, Register's Office of said County.

This is unimproved ( ) improved (X) property, known as 115 Hamblen Avenue, Old Hickory, Tennessee
(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, 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 11th day of November, 19 75, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

W. Lillie Carter
W. LILLIE CARTER

STATE OF TENNESSEE
County of Sumner

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. LILLIE CARTER

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 11th day of November 19 75.

Commission expires September 25, 1979

Notary Public

STATE OF TENNESSEE
County of

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

W. Lillie Carter, Widow

TO

Harold J. Baker et ux,
Anna Baker

SUMNER COUNTY, TENNESSEE
Filed for record
1:50 o'clock P M.

NOV 12 1975

Registered In Deed
Book 359 Page
J. B. RIPPY, Register

D 26031

STATE REFERENCE

Nov 26 1 56 PM '75

SUMNER COUNTY TITLE CO.
Titles Guaranteed
Hendersonville, Tennessee

CONV *5,000.00
S'TAX 13.00
FEE .50
W'DEED 4.00 * 17.50