BOOK 5018 PAGE 667

WARRANTY DEED

This instrument was prepared by Earl Thompson, Atty Nashville Tenn

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hubert L. Baker (NAME:)	Same (NAME:)	Map 26-15
230 ~~[illegible]~~ Blue Grass Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parl 20, 21
Hendersonville, Tn. (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) *DOLLARS*

the receipt of which is hereby acknowledged, we,

APR26'79	CONV	14,000.00			
APR26'79	S'TAX		B*	36.40	
APR26'79	PR'FEE		B*	.50	
APR26'79	W'DEED		B*	8.00	* 44.90

E. R. Phillips and Gladys Phillips

have bargained and sold, and by these presents do transfer and convey unto the said Hubert L. Baker, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 1, 2, and a fifty foot unnamed street lying between Lots Nos. 1 and 2 on the Plan of Mansker Meadows, a Resubdivision of Lots Nos. 1, 2, 3, 4 and 5, Section 1, as of record in Book 2854, page 6, Register's Office for said County.

Said Lot No. 1 is described as follows:

Beginning at a southeasterly margin of Gallatin Road, being D. B. Bryant's northeasterly line; thence with the southeasterly line of said Road, north 52 degrees 33 minutes east 61.9 feet; thence continuing with said Road in a northeasterly direction 230 feet to the beginning of a curve; thence around said curve in a northeasterly direction 30.97 feet; thence in a southeasterly direction 189.8 feet; thence south 57 degrees 34 minutes west 250 feet to D. B. Bryant's line; thence with said line, north 51 degrees 06 minutes west 202 feet to the beginning.

Said Lot No. 2 and said unnamed street are described together as follows:

Beginning on the southeasterly margin of Gallatin Road at the corner of Lots Nos. 2 and 3; thence with the line between said two lots, southeasterly 319.7 feet; thence south 57 degrees 22 minutes west 227 feet; thence north 33 degrees 00 minutes west 110 feet to the northeasterly line of Lot No. 1; thence with said line, northwesterly 189.8 feet to the beginning of a curve; thence around said curve in a northwesterly direction 30.97 feet to the southeasterly margin of Gallatin Road; thence with said Road in a northeasterly direction 260 feet, more or less, to the beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,000.00

Subscribed and sworn to before me, this the 23 day of Apr 19 79

Affiant

My commission expires: Aug 1, 1979 (Affix Seal)

Notary Public

WELLS, CLAGE & MOORE NOTARY PUBLIC STATE OF TENNESSEE

Being a part of the same property conveyed to E. R. Phillips and Charles Phillips by deed from G. L. Comer, Trustee, of record in Book 2300, page 87 Register's Office for Davidson County, Tennessee; and also a part of the property that was conveyed to Gladys Phillips by deed from Mary Phillips Thompson of record in Book 2635, page 83, Register's Office for Davidson County, Tennessee, Mary Phillips Thompson being the only heir-at-law of Charles Phillips, deceased.

A 10-foot easement for public utilities is hereby expressly reserved along the northeasterly 10 feet of said Lot No. 2.

unimproved (X)
This is improved ( ) property, known as ..... Gallatin Road .....
(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 Hubert L. Baker, his ..... *heirs and assigns, forever.*

And we ..... *do covenant with the said* Hubert L. Baker ..... *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, E. R. Phillips and Gladys Phillips ..... *do further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* Hubert L. Baker, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 23 *day of* April, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E. R. Phillips
E. R. Phillips

X Gladys Phillips
Gladys Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Shirley E. Wells, a Notary Public in and for said County and State, the within named E. R. Phillips and Gladys Phillips

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 23 day of April, 19 76

Shirley E. Wells, Notary Public.

Commission Expires Aug 1, 1979

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.....

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.....

WARRANTY DEED

FROM

E. R. Phillips, et al

TO

Hubert L. Baker

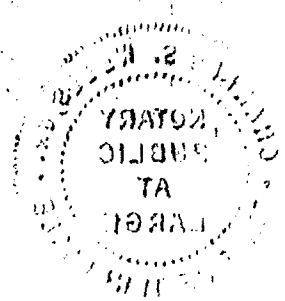
D 4625 6

IDENTIF. REFERENCE

APR 25 12 47 PM '76

FEE $ [illegible]
DAVIDSON COUNTY, TENN.
REGISTER

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Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208