This Instrument prepared by Porch, Peeler, Williams, Thomason & Bradley, 102 South Court Square, Waverly, Tennessee 37185

BOOK 6367 PAGE 924

Allen & Jack Bells
Robin J. York
1607 Pendleton Dr.
Goodlettsville, Tn.
37087

Map - 148
Par. - 1/0 Par 23
JS

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 135,000
Robin J. York
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 27th DAY OF August 19 84.
B. Edwards
Deputy Register

RECEIVED FOR RECORD
AUG 27 12 12 PM 1984
REGISTER OF DEEDS
DAVIDSON COUNTY, TN

RECEIPT

145607

08/27 333.57 CHECK

3379

WARRANTY DEED

For and in consideration of the sum of One Hundred Thirty Five Thousand Dollars ($135,000) cash in hand paid by Robin J. York and wife, Debra Lynn York, the receipt and sufficiency of which is hereby acknowledged, I, PRESTON HOOPER, this day have bargained and sold and by these presents do transfer and convey unto the said ROBIN J. YORK and wife, DEBRA LYNN YORK, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee and being more particularly described as follows, to-wit:

A certain tract or parcel of land lying and being situated in the First Civil District of Davidson County, Tennessee and being Lots 9 through 17 of Section Two of Bakertown Gardens Subdivision and being more particularly described under one description as follows:

Beginning at a monument set at the Southeast corner to the herein described parcel and also being the Southwest corner to Lot No. 1, Section One, Bakertown Gardens, of record in Book 5800, page 135, Register's Office of Davidson County, Tennessee and in the North boundary line of the Haystack Apartments Property, Book 5551, page 515, Register's Office of Davidson County, Tennessee, and runs thence North 86° 11' 10" West

238.60 feet to a monument, the Southwest corner to the herein described parcel and a corner to Mangrum Heights Subdivision, Section C, of record in Book 2330, page 147, Register's Office of Davidson County, Tennessee; thence runs with the East boundary to Mangrum Heights Subdivision, North 00° 14' 43" West 417.65 feet to a point; thence leaving such line of Mangrum Heights and running with a line of Lot 14 of Bakertown Section Two, and the line of Reserve Parcel "A", as shown on plat thereof as hereinafter described, in a Northeasterly direction 90.06 feet to a point in the South right-of-way of Wharton Drive; thence runs with said right-of-way (a cul-de-sac) along a curve to the left having a radius equal to 40.00 feet; a delta angle equal to 251° 19' 05"; a tangent length equal to 55.75 feet for an arc distance of 150.51 feet to a monument set in the north right-of-way of said cul-de-sac of Wharton Drive; thence continuing with such right-of-way along a curve to the right having a radius of 40.00 feet; a delta angle equal to 35° 39' 33"; a tangent length equal to 55.75' for an arc distance of 24.89 feet to a monumnet; thence along a curve to the right having a radius equal to 167.71 feet; a delta angle equal to 7° 51' 05"; a tangent length equal to 11.51 feet for an arc distance of 22.98 feet to a monument in the North right-of-way of said Wharton Drive in the South boundary line of said Mangrum Heights Subdivision; thence with said line North 00° 11' 38" West 81.00 feet to a point, the same being a corner of Lot 17 of Bakertown Gardens Section Two; running thence with such Lot 17 in a Northeasterly direction and with the line of Reserve Parcel B a distance of 105.62 feet to a point at the corner of said Lot 17 and in the boundary line of the Johnston Tract (Book 5984, page 143, Register's Office of Davidson County, Tennessee); thence South 31° 15' 57" East 47.26 feet to a monument; thence continuing with said boundary line South 68° 19' 20" East 74.95 feet to a monument set in the Northwest corner to Lot No. 8 to the previously mentioned Section One, Bakertown Gardens; thence runs South 5° 04' 00" East 464.55 feet to a monument set in the North right-of-way to Hooper Court; thence runs with said right-of-way along a curve to the right having a radius equal to 40.00 feet; a delta angle equal to 35° 39' 33"; a tangent length equal to 12.87 feet for an arc distance of 24.89 feet to a monument set in the cul-de-sac of Hooper Court; thence runs with said cul-de-sac along a curve to the left having a radius of 40.00 feet; a delta angle 251° 19' 05"; a tangent length of 55.75 feet for an arc distance of 175.45 feet to a monument set in the South right-of-way of Hooper Court; thence runs with said right-of-way along a curve to the right having a radius equal to 40.00 feet; a delta angle equal to 35° 39' 33"; a tangent length equal to 12.87 feet for an arc distance of 24.89 feet to a monument set in the South right-of-way to Hooper Court and the Northwest corner to Lot No. 2 of Section One, Bakertown Gardens; thence runs South 5° 04' 00" East 166.61 feet to the point of beginning, containing an area by computation of 3.00± acres, according to a survey and plat of William M. Anderson, Tennessee License No. 536, dated July 5, 1984.

Being a portion of the same property conveyed to Preston Hooper by deed of record in Deed 6345 page 879, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to any applicable zoning or subdivision regulations of the Metropolitan Government of Nashville and Davidson County, Tennessee and any and all restrictive covenants on the Bakertown Gardens Subdivision, Section Two, as may be applicable.

This conveyance is made further subject to a restrictive covenant real running with the land that any and all improvements constructed upon the said property shall be a brick construction. BOOK 6367 PAGE 926

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging unto the said ROBIN J. YORK and wife, DEBRA LYNN YORK, their heirs and assigns, forever. And I do covenant with the said ROBIN J. YORK and wife, DEBRA LYNN YORK, that I am lawfully seized and possessed of the said land in fee simple and have a good right to convey it and the same in unencumbered.

I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title to the said land to the said ROBIN J. YORK and wife, DEBRA LYNN YORK, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand on this 23rd day of August, 1984.

Preston Hooper

STATE OF TENNESSEE)
)
COUNTY OF Hamblen)

Personally appeared before me, the undersigned Notary Public in and for the County and State aforesaid, the within named PRESTON HOOPER, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing Warranty Deed for the purposes therein contained.

Witness my hand and official seal at office in _____ Morristown, Tennessee on this 23rd day of August, 1984.

BOOK 6367 PAGE 927

Patricia Deal Corbett
Notary Public

My commission expires:

5-12-87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6367 PAGE 928

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

135000.00- CAMT.
351.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 360.50-
5379A08/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 45604

IDENTIFICATION REFERENCE

AUG 27 2 13 PM '84

DAVIDSON COUNTY, TN

No. 0064064