THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 7134 PAGE 115

WARRANTY DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Jack T. Baker, etux | SAME AS NEW OWNER | Map 11 |
| 114 Conner Drive | | Parcel 132 |
| Goodlettsville, TN. 37072 | MORTGAGEE:NONE | 10D-10606 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, DIXON GRAY POTTER and wife, MARY B. POTTER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said JACK T. BAKER and wife, MELANEY POTTER BAKER, hereinafter referred to as 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. 4 of the A. C. Berry Subdivision on Lickton Pike, 2nd Civil District of Davidson County, Tennessee, as of record in Plat Book 5800, page 109, Register's Office Davidson County, Tennessee, and more particularly described according to a plat by American Surveying & Engineering Company, October 1, 1982, as follows:

BEGINNING at a set iron pin in a common corner to Lot No. 3; thence with the line between this Lot and Lot No. 3, N. 4° 36' 20" E. 429.64 feet to a point; thence N. 36° 14' 8" W. 505.65 feet to a set iron pin; thence leaving the line between Lots 3 and 4, N. 73° 18' 55" E. 37.5 feet to an existing iron pin reset in concrete; thence S. 34° 22' 12" E. 49.72 feet to an existing iron pin reset in concrete; thence following the D. H. Parker property as of record in Book 3701, page 333, Register's Office Davidson County, Tennessee, S. 4° 36' 20" W. 919.71 feet to a set concrete monument and the margin of Lickton Pike; thence following the margin of Lickton Pike in a westerly direction in a curve with a radius of 1,453.17 feet a distance of 51 feet to the point of beginning, and containing 3.02 acres, more or less.

Being the same property conveyed to Dixon Gray Potter and wife, Mary B. Potter, by deed from A. C. Berry, a widower, of record in Book 5961, page 164, Register's Office, ~~Davidson County,~~ Tennessee.

NOTE: This property is conveyed subject to a 10-foot easement for the future widening of Lickton Pike as shown on said plat, and that whereas, A. C. Berry, a widower, is the owner of a certin lot of land being Lot No. 3 of the A. C. Berry Subdivision and the Metropolitan Health Department has shown the necessity of the installation, inspection and maintenance of the private sewage disposal system serving Lot 4 is partially located on Lot 3,

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

therefore, Grantor, herein, being the owner of Lot 3, for an in consideration of $1.00 (One Dollar), to him in hand paid, does hereby give and grant and convey unto Grantees the right and easement to construct and maintain a sewage disposal system which is 150 feet in length and extends over 80 feet into Lot 3, and this easement duration shall extend until such time as public sanitary sewer becomes available.

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, the GRANTORS, do covenant with the said GRANTEES, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except that which appears of record.

And We, the GRANTORS, 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 hands on this the 12th day of February, 1987.

Dixon Gray Potter
DIXON GRAY POTTER

Mary B. Potter
MARY B. POTTER

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 DIXON GRAY POTTER and wife, MARY B. POTTER, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 11th day of February, 1987.

Jim King
NOTARY PUBLIC

JIM KING NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3-11-90 Davidson County, TN.

IDENTIFICATION REFERENCE

FEB 11 12 02 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9.27.38

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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The actual consideration or value, whichever is greater, for this transfer is ~~NONE~~ $7500

Vivian Gray Potter
Affiant

Sworn to and subscribed before me, this the 11th day of February, 1987.

W. Williams
~~NOTARY PUBLIC~~ Dep. Reg.

~~My Commission Expires:~~ _____

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

**BOOK 7134 PAGE 118**

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

75CC.. 0- CAMT.
21.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 30.50-
2205AGE/1 /87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 2 7 3 8

IDENTIFI REFERENCE

FEB 11 12 02 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No44675