BOOK 3897 PAGE 354

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Baldwin (NAME:)	Robert S. Baldwin (NAME:)	7DA-24240
2107 Hampton Ave. (STREET ADDRESS OR ROUTE NUMBER)	2107 Hampton Avenue (STREET ADDRESS)	Map 117-7
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville Tennessee (CITY) (ZONE) (STATE)	Par. 17

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

cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, CHARLES H. RUTHERFORD, JR. and wife, ALICE M. RUTHERFORD,

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT SWAIN BALDWIN and wife, JANE M. BALDWIN, their *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 part of Lot No. 39 on the Plan of Hillsboro Heights, not of record and described as follows:

Beginning in the south margin of Hampton Avenue 900 feet east of the southeast corner of said Avenue, and 23rd Avenue South; thence south parallel to the east margin of 23rd Avenue South 340 feet; thence East 100 feet; thence North 15 feet; thence east 30 feet; thence North 325 feet to the south margin of Hampton Avenue; thence with said Avenue, West 130 feet to the point of beginning.

Being the same property conveyed to Charles H. Rutherford, Jr. and wife, Alice M. Rutherford, by deed from Clarence S. Thomas and wife as of record in Book 3428, page 338, said Register's Office.

This is unimproved ( ) improved (X) property, known as 2107 (House Number) Hampton Avenue (Street) P. O. Address: Nashville (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 ROBERT SWAIN BALDWIN and wife, JANE M. BALDWIN, 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,* except the balance due on mortgage held by Murphree Mortgage Company.

And we, Charles H. Rutherford, Jr. and wife, Alice M. Rutherford, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert Swain Baldwin and wife, Jane M. Baldwin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1 *day of* June, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. H. Rutherford Jr.

Alice M. Rutherford

[redacted]

BOOK 3897 PAGE 355

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mrs. Peggy Cardwell, a Notary Public in and for said County and State, Charles H. Rutherford, Jr. and wife, Alice M. Rutherford

the within named 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 1st day of June, 19 65.

Mrs. Peggy Cardwell Notary Public

Commission expires Oct 3 1965

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.....

PAID JUN 2 - 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

JUN 2 1965

STATE TAX $ 98.25
PROBATE 50
TOTAL $ 98.75

WARRANTY DEED

6-17-65 FROM
Charles H. Rutherford, Jr. etux

TO
Robert Swain Baldwin et ux
Jane M. Baldwin

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. ~~BOX~~

83113

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 2 12 17 PM '65

NOTED: BOOK 111 PAGE 686
RECORDING FEE $ 2.00
DEP. REG. ____

Compliments of
Guaranty Title Company
Division of

776046