WARRANTY DEED

BOOK 3952 PAGE 527

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Baldwin et ux. (NAME)	Robert A. Baldwin (NAME)	W26-6120
3711 Whitland Avenue (STREET ADDRESS OR ROUTE NUMBER)	3711 Whitland Avenue (STREET ADDRESS)	Map 104-9 Par. 221
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Robert A. Baldwin and wife, Helen D. Baldwin, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, W. Clifford Bates and wife, Elsie Lowe Bates,

have bargained and sold, and by these presents do transfer and convey unto the said Robert A. Baldwin and wife, Helen D. Baldwin, 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. 5 on the Myrtlewood Plat of the Bransford Realty Company's Subdivision of part of the S. W. Berger Property, as of record in Book 547, page 106, Register's Office for said County, described as follows:
Beginning on the southerly margin of Whitland Avenue at the northwest corner of Lot No. 4; thence with the line between Lots Nos. 4 and 5, southeastwardly 160 feet to the corner of Lots Nos. 4 and 7; thence with the line between Lots Nos. 5 and 7, southeastwardly 8.9 feet to the corner of Lots Nos. 7 and 8; thence with the line between Lots Nos. 5 and 8, southwardly 55 feet to the northeast corner of Lot No. 11; thence with the line between Lots Nos. 5 and 11 westwardly 44.6 feet to the corner of Lots Nos. 5, 6 and 29; thence with the line between Lots Nos. 5 and 6, northwestwardly 192 feet to the southerly margin of Whitland Avenue; thence with same northeastwardly 60 feet to the beginning.
Being the same real property conveyed to Elsie Lowe Bates by deed from Harold G. Lowe et al, of record in book 3939, page 86, said Register's Office.

This conveyance is made subject to easement for 8" sewer as shown on plans in the office of the City Engineer of the City of Nashville.

This Instrument Was Prepared By
Dewey W Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is improved ( ) property, known as ..... (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 Robert A. Baldwin and wife, Helen D. Baldwin, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* Robert A. Baldwin and wife, Helen D. Baldwin, ... *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 *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 A. Baldwin and wife, Helen D. Baldwin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 29th *day of* October, *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.*

W. Clifford Bates

Elsie Howe Bates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named W. Clifford Bates and wife, Elsie Lowe Bates,

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 29th day of October, 19 65.

Alice M. McMahon, Notary Public.

Commission Expires April 25, 1966

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.....

Value 15750.00

Return to GUAR. TITLE 186241

WARRANTY DEED

FROM

W. Clifford Bates et ux.

TO

Robert A. Baldwin et ux.

STATE TAX $ 23.63
PROBATE .50
TOTAL $ 24.13

OCT 29 1965

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

PAID OCT 29 1965
CT

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

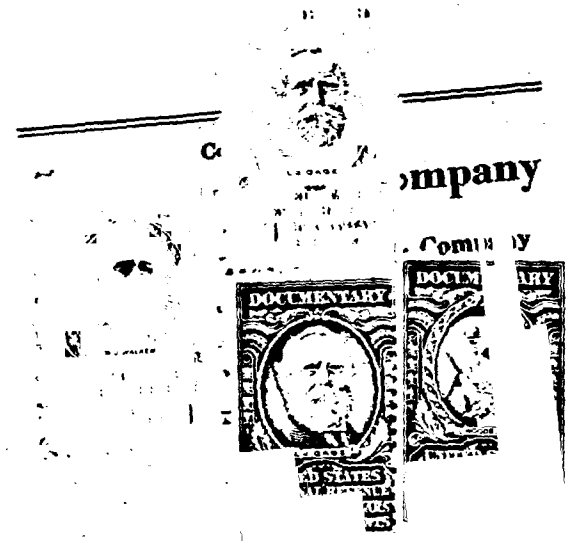
OCT 29 3 44 PM '65

NOTED BOOK 4 PAGE 1

RECORDING FEE $ 2.00

DEP. REG.

04264



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