This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 202818

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 129-12 Par. 69	Mr/Mrs. Frank G. Martin same as below	New owners
FIELD BOOK NUMBER(S) 7D-36222	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1006 Percy Warner Blvd.	LOAN OR ACCOUNT NO. PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TWENTY-SIX THOUSAND SEVEN HUNDRED FIFTY DOLLARS, cash in hand paid by Frank G. Martin and wife, Candace E. Martin, the Grantees herein,

WALTER G. BALDWIN and wife, HELEN W. BALDWIN,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRANK G. MARTIN and wife, CANDACE E. MARTIN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 73 on the Plan of Warner Park Valley Estates, as of record in Book 3600, pages 12, 13 and 14.

Said Lot No. 73 fronts 100 feet on the easterly side of Percy Warner Boulevard, and extends back between parallel lines, 150 feet to the L & N Railroad right of way.

Being the same property conveyed to Walter G. Baldwin and wife, Helen W. Baldwin, by deed from Murphree Realty Company, as of record in Book 4030, page 482.

This conveyance is made subject to restrictions of record in Book 3466, page 89, made applicable to subject property in Book 3577, page 511, amended in Book 3702, page 465.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1968 Metro Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of May, 1968.

Helen W. Baldwin

Walter G. Baldwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4232 PAGE 293

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Walter G. Baldwin and wife, Helen W. Baldwin,
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, the 1st day of May, 1968.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____
the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

WARRANTY DEED
REF:hcb

FROM
WALTER G. BALDWIN and wife

TO
FRANK G. MARTIN and wife

14819

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

STATE TAX $ 69.42
PROBATE .50
TOTAL $ 69.92

MAY 2 1968

MAY 2 12 38 PM '68
NOTED BOOK 118 PAGE 679
RECORDING FEE $ 3.00
DEP. REG. _____

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 26,750.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Frank G Martin
Affiant

Sworn to and subscribed before me this 1st day of May, 1968.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970