BOOK 4413 PAGE 266 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 1970.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Atty. 633 Stahlman Bldg. Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eldon J. Baldwin (NAME)	Same (NAME)	5D 6936
232 Welch Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 133 16
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 211

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CLAYTON CARUTHERS and wife, ROSSIE D. CARUTHERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELDON J. BALDWIN and wife, LINDA J. BALDWIN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND situated in the 5th Civil District of Davidson County, Tennessee being Lot No. 2 beginning on a stake in old road, E.J. Welsh's northwest corner; running thence south 1 1/2° West 23 3/10 poles to the center of road, the northeast corner of Lot No. 1; thence with said center, North 73 1/2° West 11 12/100 poles to a stake in said center, the northwest corner of Lot No. 1; thence North 1 1/2° East 20 6/10 poles to a stake in old road, the northeast corner of Avenue; thence South 87° East 11 poles to the beginning, and containing by survey, 1 acre and 82 poles.

BEING the same property conveyed to Clayton Caruthers and wife, Rossie D. Caruthers by deed from F. D. Strane and wife, Blanche W. Strane of record in Book 3645, page 473, Register's Office for Davidson County, Tennessee. INCLUDED in the above described property but to be expressly EXCLUDED therefrom is the following described property: A strip of land from Station 33+00 to Station 35+80, having an average width of 11 feet and extending 20 feet on the right of the center line Length 280 feet, acreage 0.07.

PARCEL TWO:

LAND in Davidson County, Tennessee, described as follows:

BEING a lot marked "Reserved Parcel B" on the Plan of Herbert Heights, Section 1, as of record in Book 3500, page 28, Register's Office for Davidson County, Tennessee.

SAID "Reserved Lot" fronts 73.01 feet on the northerly side of Welch Road and runs back between lines 135.42 feet on the westerly side and 148.38 feet on the easterly side to a point at the rear, said lot being triangular in shape.

BEING the same property conveyed to Clayton Caruthers and wife, Rossie D. Caruthers by deed from Land Development Company of record in Book 3882, page 329, Register's Office for Davidson County, Tennessee.

This is { unimproved ( ) improved (x) } property, known as 232 Welch Road, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of April, 19 70

Clayton Caruthers

Rossie D. Caruthers

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clayton Caruthers and wife, Rossie D. Caruthers

the bargainors, 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 17th day of April 1970

Commission expires 2-7-73

J. L. Reed
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

A 75537

WARRANTY DEED

FROM
CLAYTON CARUTHERS ET UX

TO
ELDON J. BALDWIN ET UX

IDENTIF. REFERENCE

APR 24 2 01 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

PERCY WILLIAMS JR.
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Row 1
box 8

APR 24 70	CONV	22,500.00			
APR 24 70	S'TAX		A*	58.50	
APR 24 70	PR'FEE		A*	.50	
APR 24 70	W'DEED		A*	3.00	* 62.00