TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: BOOK 4481 PAGE 585	MAP PARCEL NUMBERS
(NAME)	Robert L. Baldwin (NAME)	Map 130-B
(STREET ADDRESS OR ROUTE NUMBER)	4314 Estes Avenue (STREET ADDRESS)	Par. 30
(CITY) (P O ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of Ten & 00/100 ($10.00) Dollars, cash in hand paid by Robert L. Baldwin and wife, Thelma S. Baldwin, herein called Grantees, ~~XXXXXX~~ to William Thomas Jones and wife, Opal Elaine Jones, herein called Grantors, receipt of which is hereby acknowledged, and Grantees hereby assuming and agreeing to pay, according to its terms the unpaid principal balance of a promissory note executed by Grantors March 18, 1968, for the original principal sum of $42,500.00, payable to the order of The National Life and Accident Insurance Company in monthly installments, on the 1st day of each month of $273.83 which installments include principal repayment and interest at the rate of 6% per annum. Said promissory note is secured by a deed of trust to A.H. Johnson,Jr., Trustee, recorded in Book 4220, page 695, Register's Office for Davidson County Tennessee; and Grantees agree to perform the terms and covenants of said deed of trust, Grantors

have bargained and sold, and by these presents do transfer and convey unto the said 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. 10 on the Map of Comptonwood Subdivision, as of record in Book 974, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 100 feet on the easterly margin of Estes Avenue and runs back between parallel lines 307.5 feet to a dead line.

Being the same property vested in William Thomas Jones and wife, Opal Elaine Jones, by deed from Elmore Hill and wife, as of record in Book 4220, page 693, said Register's Office.

This conveyance is subject to easements and restrictions affecting the above described property and to the lien of taxes for 1971 which have been prorated and assumed by Grantees.

Grantors hereby transfer all wall-to-wall carpeting,drapes, & window air-conditioners as presently existing within the improvements, and agree to give possession of the premises 15 days from the date of this instrument. Grantors retain title to the chandelier lighting fixture in the dining room and the right to remove it.

This is unimproved ( ) improved (X) property, known as 4314 Estes Avenue, Nashville, Tennessee (Street Number) (Street) (Post Office) (City or Town) (Postal Zone)

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.

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.

Witness our hands this 26th day of February, 19 71

William Thomas Jones

Opal Elaine Jones

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Virginia R. Runion, a Notary Public in and for said County and State, the within named William Thomas Jones and wife, Opal Elaine Jones 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 26th day of February, 19 71

Commission expires 2-1-75 Notary Public Virginia R. Runion

TENNESSEE TITLE COMPANY

Warranty Deed

FROM

WILLIAM THOMAS JONES et ux

TO

ROBERT L. BALDWIN, et ux

STEPHENSON, LACKEY, ROBINSON & ARCHER
First Federal Building
Nashville, Tennessee 37219

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NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

BOOK 4481 PAGE 586

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IDENTIF. REFERENCE

FEB 23 2 56 PM '71

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

FEB23F	CONV	52,000.00			
EB23F	S'TAX		A*	135.20	
EB23F	PR'FEE		A*	.50	
EB23F	W'DEED		A*	3.00	* 138.70

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge ... the greater of the ... consideration ... value ... property ... is $52,000.00

(... name ...) Robert L. Robertson

... subscribed ... me this 24th day of February, 19 71

Virginia R. ...

... commission expires: ... Notary Public, in and for the aforesaid State and County

2-6-75