BOOK 4542 PAGE 187 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,250

Ann B. Malone ANN B. MALONE
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF August 19 71

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LIONEL R. BARRETT JR. (NAME) 9th Floor, Third National Bank Bldg. (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haywood Baldwin (NAME)	Haywood Baldwin (NAME)	Map 21
Route #1 (STREET ADDRESS OR ROUTE NUMBER)	Route #1 (STREET ADDRESS)	Par. 7
Springfield Tenn. (CITY) (STATE) (P. O. ZIP)	Springfield Tenn. (CITY) (STATE) (ZIP)	

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, Ann B. Malone and Donna Quinters, administratrix of the estate of Marshall Baldwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Haywood Baldwin, Route #1, Springfield, Tenn.

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 in the 14th, formerly the 24th Civil District of DAvidson County, Tennessee, described as follows:

Beginning in the center of the Clarksville Road at the Southwest corner of the 100 acre tract conveyed to John L. Gilliam by deed from James I. Newsom of record in Book 144, page 89, Register's Office for said County; thence with the center of the said Road, south 78 deg. east 18.5 poles to the southwest corner of the property conveyed to R.B. Hicks and wife, by deed from J. D. Hicks of record in Book 821, page 249, said Register's Office; thence with said Hicks westerly line northwardly 90.7 poles, more or less to the northwest corner of said Hicks property; thence westwardly 18.02 poles to a stake and pointers; northwest corner of said 100 acre tract; thence south 86.7 poles to the beginning, containing 10 acres, more or less.

Being the same property conveyed to Jess Raymer and wife, Lonie Raymer by deed from Ida Bell Baxter and husband in Book 1273, page 218, said Register's Office, the said Lonie Raymer having since died.

Included in the above description, but properly excluded from this deed, is one tract of land conveyed by Marshall Baldwin and wife to Clara Yaney and recorded on Sept. 25, 1956 in Book 2595, page 229.

This is unimproved / improved property, known as Old Clarksville Road (House Number) (Street) Nashville (P. O. Address) Tennessee (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 seised 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 hand s this 1st day of September, 19 71

Ann B. Malone

Donna Quinters

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Judy C. Sliger, a Notary Public in and for said County and State, the within named Ann B. Malone and Donna Quinters, administratrix of the estate of Marshall 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 1st day of September 19 71

Commission expires April 12, 1972

Judy C Sliger
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) acknowledged (themselves) to be the JCT-4= CONV 12,250.00 and _____ respectively of the _____ A* 31.72 the within named bargainor, a corporation, and that (he) as such JCT-4= PAYEE A* .50 and JCT-4= WDEED 4.00 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

WARRANTY DEED

FROM

ANN B. MALONE and
DONNA QUINTERS
Administratrix of the Estate
of Marshall Baldwin

TO

HAYWOOD BALDWIN

B 32992

IDENTIF. REFERENCE

OCT 4 3 24 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $12,250.00. Affiant Warren P. Gannaway
Subscribed and sworn to before me this 4th day of October 1971

Deputy Register J. C. Williams.