BOOK 4603 PAGE 880

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$16,000.00

Anthony Baldini
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 19 72

Notary Public EDWARD SEDDON

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/26/73

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Baldini (NAME)	Mortgage Associates, Inc. (NAME)	Map 96--6
2819 Hastings Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	Par 66
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	3D-57914

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, Wayne B. Mayes et ux Hester M. Mayes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Baldini et ux Gloria S. Baldini

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:

BEING Lot No. 71 on the Plan of Donelson Heights as of record in Book 1424, Page 35, Register's Office for Davidson County, Tennessee.

SAID Lot No. 71 fronts 85 feet on the northerly margin of Hastings Road and extends back 159.79 feet on the westerly margin and 159.83 feet on the easterly margin to a dead line in the rear which measures 85 feet thereon.

BEING the same property conveyed to Wayne B. Mayes et ux Hester M. Mayes by deed from James W. Smith, Jr. et ux Velma W. Smith as of record in Book 4363, Page 341, Register's Office for said County.

THIS conveyance is subject to restrictions as of record in Book 1537, Page 481, aforesaid Register's Office.

unimproved ( ) This is improved (X) property, known as 2819 Hastings Road, Nashville, Tennessee 37214
(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 hand s this 16th day of May, 19 72

Wayne B. Mayes

Hester M. Mayes

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, EDWARD SEDDON, a Notary Public in and for said County and State, the within named Wayne B. Mayes et ux Hester M. Mayes

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 16th day of May, 1972.

Commission expires 11/26/73

Notary Public EDWARD SEDDON

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

WARRANTY DEED

FROM
WAYNE B. MAYES ET UX

TO
HESTER M. MAYES,
ANTHONY BALDINI ET UX
GLORIA S. BALDINI.

B 60563

IDENTIF. REFERENCE

MAY 24 9 13 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

MAY24'72	CONV	16,000.00			
MAY24'72	STAX		A*	41.60	
MAY24'72	PRFEE		A*	.50	
MAY24'72	W'DEED		A*	4.00	* 46.10