BOOK 4720 PAGE 967

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John Ervin Baldwin (NAME)	Guaranty Mortgage Company (NAME)	
4159 Farmview Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	59-5
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	185 Pal

WARRANTY DEED

For and in consideration of the sum of $10.00----------
TEN AND NO/100---------- DOLLARS

Cash in hand paid by John Ervin Baldwin, and wife, Ruby Jean Baldwin, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

JUN21	CONV	24,200.00			
JUN21	S'TAX		A*	62.92	
JUN21	PR'FEE		A*	.50	
JUN21	W'DEED		A*	4.00	* 67.42

B & H Company

have bargained and sold, and by these presents do transfer and convey unto the said
John Ervin Baldwin & Wife, Ruby Jean Baldwin

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 151 on the Plat of Buena Vista Estates, Section V, of record in Book 4460, page 22, Register's Office for said County.

Said Lot 151 fronts 75 feet on the southwest margin of Farmview Drive, and extends back 303.6 feet on the northwest line, and 241.1 feet on the southeast line, to a line on the rear on which it measures 136.80 feet.

Being part of the property conveyed to B & H Company, by deed from H. Lynn Greer, Jr., Trustee, with full power, of record in Book 4545, page 961. Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 4159 Farmview Drive (House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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 18th day of June, 19 73.

B & H Company

By:

Partner Earl Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Earl Hawkins, partner

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of June, 19 73.

My commission expires April 25, 1974 Notary Public L. A. Ruhsert

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 24,200.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

John Erwin Baldwin

Sworn to and subscribed before me
this 18th day of June, 19 73.

My commission expires April 25, 1974 Notary Public L. A. Ruhsert

This instrument was prepared by:

C.H. Briley, Jr., Attorney	404 James Robertson Parkway, Nashville, Tennessee 37219
Name	Address

G-232265
WARRANTY DEED
FROM B & H COMPANY
TO JOHN ERVIN BALDWIN ET UX

C 12134

IDENTIF. REFERENCE

JUN 21 9 54 AM 73

FELIX Z. [illegible]
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 211 Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

FILE TENNESSEE TITLE CO.