This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Johnny W. Yates and wife, Beverly W. Yates

TO

James Claude Baldwin and wife, Geneva Baldwin

For draftsman's use

This instrument was prepared by
John I. Harris, Jr., Attorney
1119 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny W. Yates, et ux (NAME)	First Federal Savings (NAME)	Map 61-3
4823 Grinstead Place (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Par. 57
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	P.P.

C 2 0 8 1 4

IDENTIF. REFERENCE

(FOR REGISTER'S USE)

AUG 23 9 16 AM '73

FEE $ DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 18,950.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF August 1973.

_____ Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

For and in Consideration of the sum of Ten----------

----------($10.00)--------- DOLLARS

and other good and valuable consideration, and the assumption and agreement to pay the balance of a note in the original amount of $12,750.00, said note being secured by a Deed of Trust of record in Book 4483, page 651, Register's Office for Davidson County, Tennessee, we, Johnny W. Yates and wife, Beverly W. Yates

have bargained and sold, and by these presents do transfer and convey unto the said James Claude Baldwin and wife, Geneva Baldwin, 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 11th Civil District of said County and State, being Lot No. 8 on the Plan of Lindell Heights, as of record in Book 1835, page 14, Register's Office for said County.

Said Lot No. 8 fronts 84.9 feet on the westerly side of Grinstead Place and runs back 150 feet on the southerly line and 151.8 feet on the northerly line to the easterly margin of the right-of-way of the L & N Railroad, measuring 55.7 feet thereon.

Being the same property conveyed to Johnny W. Yates and wife, Beverly W. Yates by deed from Evelyn W. Sweeney, of record in Book 4483, page 649, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, easements and setback lines applicable.

BOOK 4739 PAGE 944

WD-2

This is { unimproved ( ) / improved (X) } property, known as 4825 Grinstead Place, Nashville, Tenn. 37216
(House Number) (Street) P. O. Address: (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 James Claude Baldwin and wife, Geneva Baldwin their heirs and assigns, forever.

And we do covenant with the said James Claude Baldwin & wife, Geneva Baldwin 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. except as above set out.

And we, Johnny W. Yates and wife, Beverly W. Yates do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Claude Baldwin & wife, Geneva Baldwin, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand X this 22 day of August, 19 73

Johnny W Yates
Beverly W Yates
James Claude Baldwin
Geneva Baldwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Billy Bushallow, a Notary Public in and for said County and State, the within named Johnny W. Yates, Beverly W. Yates, James Claude Baldwin and Geneva 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 22nd day of August, 19 73

Billy Bushallow, Notary Public.

Commission expires 1-30-74

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, AUG23 CONV 18,950.00, a Notary Public of the State and County aforesaid, personally appeared AUG23 RTAX A* 49.14, with whom I am personally acquainted, and who, upon oath, acknowledged AUG23 PRFEE A* .50 self to be AUG23 WDEED A* 4.00 * 53.64 of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as.

Witness my hand and seal, at office in, this day of, 19.

, Notary Public.

Commission expires