prepared by:
Glenn Baston
American Trust
Bank
Nashville, Tenn.

BOOK 4814 PAGE 213

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Richard Baldwin	Same	104-15
(NAME)	(NAME)	
2523 Sunset Place		110 24W9800
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten & no/100 ($10.00)

DOLLARS

Cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Louise B. Dies *have bargained and sold, and by these presents do transfer and convey unto the said* R. Richard Baldwin and wife, Mary Allie Baldwin *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being the westerly part of Lot No. 23 on the Map of Sunset Park Subdivision, as of record in Book 332, Page 132, Register's Office for said County.

Said part of said lot fronts 48.0 feet on the southerly side of "B" Street (now Turner Avenue) and runs back between lines measuring 160 feet, more or less, to a dead line in the rear measuring 40.0 feet thereon.

Being part of the same property conveyed to Louise B. Dies, a widow, by deed from Elizabeth Dies Hammond and Sidney Dies Childers of record in Book 4570, Page 613, and by deed from David L. Kreis of record in Book 4570, Page 615, Register's Office for Davidson County, Tennessee, the said Louise B. Dies having conveyed a portion of said lot to Mary Frances Waller by deed of record in Book 4571, Page 320, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,900.00

Affiant

Subscribed and sworn to before me, this the 28th day of January 19 74

Notary Public

My commission expires: My Commission Expires October 29, 1975
(Affix Seal)

unimproved ( )
This is improved ( ) property, known as 2523 Sunset Place (House Number) (Street) Nashville P. O. Address: Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said R. Richard Baldwin and wife, Mary Allie Baldwin their *heirs and assigns, forever.*

And I *do covenant with the said* R. Richard Baldwin and wife, Mary Allie Baldwin *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Louise B. Dies *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* R. Richard Baldwin and wife, Mary Allie Baldwin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 28th *day of* January, *19*74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louise B. Dies

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joel T. Riggs, *a Notary Public in and for said County and State, the within named* Louise B. Dies

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

Witness my hand and official seal at Davidson County, *Tennessee, this* 28th *day of* January, *19* 74

Joel Riggs, *Notary Public.*

Commission Expires My Commission Expires October 29, 19[illegible]

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

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

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

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....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.....

WARRANTY DEED

FROM

Louise B. Dies

TO

R. Richard Baldwin

and wife, Mary Allie Baldwin

MAY 10 '74
MAY 10 '74 S TAX
MAY 10 '74 PRFEE
MAY 10 '74
W DEED

C 5 3 7 5 6

IDENTIF. REFERENCE

MAY 10 2 12 PH '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

CONV

16,900.00

A*
A*
A*

13.94
.50
8.00

* 52.44

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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