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This Form furnished by Attorneys Title Company, Inc.

mail

Form No. WD-2

FROM

ROBERT H. DEDMAN AND SANDRA L. DEDMAN

TO

BENNETT M. BALDWIN AND WIFE, SANDRA BALDWIN

For draftsman's use

THIS INSTRUMENT PREPARED BY:
James C. Dale III, Attorney
14th Floor, Nashville City Bank & Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bennett M. Baldwin, et ux (NAME)	Same (NAME)	Map 158
6251 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 65
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

DEC 27 2 08 PM '74

FELIX J. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 72,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 1974.

Notary Public

MY COMMISSION EXPIRES: 5/3/77

(AFFIX SEAL)

C82605

For and in Consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS cash in hand paid, and other good and valuable considerations, including agreement by the hereinafter named Grantees to assume and pay the balance now owing upon one (1) Promissory Note dated August 4, 1969, in the original principal amount of Twenty-Six Thousand Dollars ($26,000.00), and made payable to Jane G. Hyde, which note is secured by a lien on the property herein conveyed and is more fully described in a Deed of Trust from W. Wade Lipscomb and wife, Ilene J. Lipscomb, to Albert W. Johnson, Trustee, of record in Book 4355, Page 351, Register's Office for Davidson County, Tennessee, we, Robert H. Dedman and Sandra L. Dedman, pursuant to and in accordance with a Final Decree of Divorce entered by the Fourth Circuit Court of Davidson County, Tennessee, Minute Book ____, Page ____, ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Grantees, Bennett M. Baldwin and wife. Sandra 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 7th Civil District of Davidson County, Tennessee, described according to a survey made by Claiborne K. McLemore, surveyor, April 19, 1969, as follows:

Beginning on the westerly margin of Hillsboro Road at the northeast corner of the property conveyed to J. B. Thomas and wife, of record in Book 3964, Page 407, Register's Office for said County; thence North 52° 30' west 522.6 feet; thence North 30° 25' east 250 feet; thence south 52° 30' east 522.6 feet to the westerly margin of Hillsboro Road; thence with the same south 30° 25' west 250.1 feet to the beginning, containing 3.0 acres more or less.

Being the same property conveyed to Robert H. Dedman and wife, Sandra L. Dedman, by deed from W. Wade Lipscomb and wife Ilene J. Lipscomb, of record in Book 4388, Page 161, Register's Office for Davidson County, Tennessee.

DEC27	CONV	72,500.00			
DEC27	S'TAX		A*	188.50	
DEC27	PR'FEE		A*	.50	
DEC27	W'DEED		A*	4.00	* 193.00

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This is (unimproved ( ) improved (X) property, known as 6251 Hillsboro Road, Nashville, Tennessee 37215
(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 Bennett M. Baldwin and wife, Sandra Baldwin, their heirs and assigns, forever.

And we do covenant with the said Bennett M. Baldwin and wife, Sandra 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 set out above.

And we, Robert H. Dedman and Sandra Dedman do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Bennett M. Baldwin and wife, Sandra Baldwin, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 27th day of December, 1974

Robert H. Dedman

Sandra L. Dedman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Judy M. Butler, a Notary Public in and for said County and State, the within named Robert H. Dedman and Sandra Dedman

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 27th day of December, 1974

Judy M. Butler, Notary Public

Commission expires 5/7/77

JUDY M. BUTLER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....