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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,150.00

James D. Steely
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF ~~February~~ MARCH, 1975.

Marbut Glenn Gaston
Notary Public

MY COMMISSION EXPIRES: May 29, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tenn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James D. Steely (NAME)	James D. Steely (NAME)	Map 104-15
2523 Sunset Place (STREET ADDRESS OR ROUTE NUMBER)	107 Woodmont Blvd. (STREET ADDRESS)	Par 110
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37215 (CITY) (STATE) (ZIP)	24W-9800

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, R. RICHARD BALDWIN and wife, MARY ALLIE BALDWIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. STEELY and JAMES DAVID GILLIAM

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:

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

SAID part of said Lot No. 23 fronts 48.0 feet on the southerly side of "B" Street (now Sunset Avenue, formerly Turner Avenue) and runs back between lines measuring 160 feet, more or less, to a dead line in the rear, also being the northerly line of Lot No. 6 of said subdivision, and measures 40.0 feet thereon.

BEING the same property conveyed to R. Richard Baldwin and wife, Mary Allie Baldwin, by deed from Louise B. Dies, of record in Book 4814, page 213, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Third National Bank in Nashville, of record in Book 4817, page 107, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the limitations as appear on the plan of record.

This is unimproved ( ) improved (X) property, known as 2523 Sunset Place, Nashville, Tennessee - 37212
(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 27th day of February, 19 75

R. Richard Baldwin — Mary Allie Baldwin

R. Richard Baldwin

Mary Allie Baldwin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. Richard Baldwin and wife, Mary Alice 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 27th day of February, 19 75.

Commission expires 8-9-75

Betty G. Chesman
Notary Public

BETTY G. CHESMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

G# 190371

WARRANTY DEED

FROM

R. RICHARD BALDWIN, ET UX

TO

JAMES D. STEELY

JAMES DAVID GILLIAM

C 89760

IDENTIF. REFERENCE

MAR 6 11 11 AM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
8300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

MAR-6IN	CONV	*22,150.00			
MAR-6IN	S'TAX		A*	57.46	
MAR-6IN	PR'FEE		A*	.50	
MAR-6IN	W'DEED		A*	4.00	* 61.96