BOOK 4908 PAGE 761

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Edgar Lee Baldwin et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	
7206 Birch Bark Drive (STREET ADDRESS OR ROUTE NUMBER)	4th & Union (STREET ADDRESS)	Map 142-11
Nashville, Tenn. 37221 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	Par 98

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- ---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4606, page 47, Register's Office for Davidson County, Tennessee.

We, William C. Arruda and wife, Joan D. Arruda,

have this day bargained and sold, and do hereby transfer and convey unto the said

Edgar Lee Baldwin and wife, Billie Jean Baldwin,

their ~~XXXXXX~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 38 on the Plan of Section II, Valley West, of record in Book 3600, page 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 104.1 feet on the west side of Birch Bark Drive and extends back 181.05 feet on the north line and 167.74 feet on the south line to a dead line in the rear, on which it measures 127.84 feet.

Being the same property conveyed to William C. Arruda and wife, Joan D. Arruda, by deed from Gino M. Franchi and wife, Bernice N. Franchi, of record in Book 4606, page 45, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to purchasers. Insurance on said property is transferred to purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 30th day of April 19 75

Edgar L. Baldwin
Affiant

My commission expires: Jan 24 1976
(Affix Seal)
Notary Public

This is unimproved ( ) improved (X) property, known as 7206 Birch Bark Drive, Nashville, Tenn. 37221
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Edgar Lee Baldwin and wife, Billie Jean Baldwin, their ~~XXXXX~~

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Edgar Lee Baldwin and wife, Billie Jean Baldwin, their ~~XXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 30th *day of* April, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dewey W. Pedigo
Joan D. Arruda

This Instrument was Prepared from Information Furnished to Dewey W. Pedigo, of the Law Firm Pedigo & Saindon, 301 Stahlman Building, Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, William C. Arruda and wife, Joan D. Arruda,

the within named 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 30 day of April, 1975.

Commission expires Jan 24, 1976 ..., Notary Public

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...

MAY-1 75 CONV 50,000.00
MAY-1 75 S'TAX A* 130.00
MAY-1 75 PR'FEE A* .50
MAY-1 75 W'DEED A* 4.00 * 134.50

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

WARRANTY DEED

FROM

WILLIAM C. ARRUDA, ET UX

TO

EDGAR LEE BALDWIN, ET UX

C 96450

IDENTIF. REFERENCE

MAY 1 11 52 AM '75

FELIX Z. ROBINSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON