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BOOK 4933 PAGE 548 Form No. WD-2

FROM
Robert L. Baldwin and Wife,
Thelma S. Baldwin
TO
E. W. Wendell and Wife,
Lila M. Wendell

For draftsman's use
Prepared by
Stephen Dalyte Kane
attorney at law
Life and Casualty Tower
Nashville, Tennessee
37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. W. Wendell (NAME)	E. W. Wendell (NAME)	130-8
4314 Estes Avenue (STREET ADDRESS OR ROUTE NUMBER)	4314 Estes Avenue (STREET ADDRESS)	30
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)
IDENTIFICATION REFERENCE
FEB 2 3 14 PM '76
REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF February 1976.

Notary Public

MY COMMISSION EXPIRES May 2 1979
(AFFIX SEAL)

For and in Consideration of the sum of Ten & No/100 (10.00) DOLLARS hand paid by E. W. Wendell and Wife, Lila M. Wendell, herein called Grantees, to Robert L. and Wife, Thelma S. Baldwin, herein called the Grantors, the receipt of which is hereby edged, Grantees hereby assume and agree to pay, according to its terms the unpaid principal of a promissory note executed by William Thomas Jones and Wife, Opal Elaine Jones, 8, 1968, for the original principal sum of $42,500.00 payable to the order of the National d Accident Insurance Company in monthly installments, on the 1st day of each month of which installments include principal repayment and interest at the rate of 6 % per annum. omissory note is secured by a deed of trust to A. H. Johnson, Jr., Trustee, recorded in 20, page 695, Register's office for Davidson County, Tennessee, which note was assumed by s on February 20, 1971. Grantees agree to perform the terms and covenants of said deed of Grantors have bargained and sold, and by these presents do transfer and convey unto the said Grantees Their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being lot No. 10 on the map of Comptonwood subdivision, as of record in Book 974, page 10, Register's office for Davidson County, Tennessee. Said lot No. 10 fronts 100 feet on the easterly margin of Estes Avenue and runs back between parallel lines 307.5 feet to a deadline.Being the same property vested in William Thomas Jones and Wife, Opal Elaine Jones, by deed from Elmore Hill and Wife, as of record in Book 4220, page 693, said Register's office. Being the same property vested in Robert L. Baldwin and Wife, Thelma S. Baldwin, by deed from William Thomas Jones, and Wife, Opal Elaine Jones, as of record in Book 4481, page 585, said Register's office. This conveyance is subject to all existing easements and restrictions affecting the above described property and to the lien of taxes for 1976 which have been pro rated and assumed by Grantees.

FEB-2%	CONV	82,500.00			
FEB-2%	S'TAX		B*	214.50	
FEB-2%	PR'FEE		B*	.50	
FEB-2%	W'DEED		B*	4.00	* 219.00

WD-2

This is unimproved ( ) improved (XX) property, known as 4314 (House Number) Estes Avenue (Street) Nashville, Tennessee (P. O. Address:) (City or Town) 73215 (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 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.

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.

Witness our hands this 28th day of January, 1976

Robert L. Baldwin

X Robert L. Baldwin

Thelma S. Baldwin

X Thelma S. Baldwin

TEXAS
STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ HARRIS }

Personally appeared before me, Cynthia P. Calvert, a Notary Public in and for said County and State, the within named Robert L. Baldwin and Thelma S. 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 Houston, Texas

Tennessee this 28th day of January, 1976.

Cynthia P. Calvert Notary Public.
in and for Harris County, Texas

Commission expires June 1, 1977

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 .....