Form No. WD-1

BOOK 5005 PAGE 249

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$34,900.00 Kenneth Baldassarre
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 1976

Notary Public

MY COMMISSION EXPIRES: 7-1-77

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth J. Baldassarre (NAME)	Baker Mortgage Corporation (NAME)	6DU 22730
537 Richmar Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway NE (STREET ADDRESS)	Map 146-4
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	Parcel 67

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, William A. Morgan et ux Ruth A. Morgan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth J. Baldassarre etux Lucille Baldassarre

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:

BEING Lot No. 756 on the Plan of Caldwell Hall, Section 12, as of record in Book 3300, Page 57, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to William A. Morgan et ux Ruth A. Morgan by deed of record in Book 4872, Page 614, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to restrictions of record in Book 3376, Page 234, Said Register's Office, and any existing easements.

This is improved (X) unimproved ( ) property, known as 537 Richmar Drive, (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37211 (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 hands this 3rd day of March, 1976

William A. Morgan: William A Morgan

Ruth A. Morgan: Ruth A Morgan

STATE OF FLORIDA
Duval County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William A. Morgan et ux Ruth A. Morgan

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 Jacksonville Florida this 3rd day of March 19 76

Commission expires Notary Public, State of Florida at Large My Commission Expires Nov. 19, 1979 Bonded by American Fire & Casualty Co.

Notary Public

J. C. PERRY NOTARY PUBLIC STATE OF FLORIDA

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

D 40024

FILE BOX 3

WARRANTY DEED

FROM
William A. Morgan

TO
Kenneth J. Baldassarre

IDENTIFICATION REFERENCE

MAR 15 8 54 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

MAR 15 76	CONV	34,900.00			
MAR 15 76	S'TAX		B*	90.74	
MAR 15 76	PR'FEE		B*	.50	
MAR 15 76	W'DEED		B*	4.00	* 95.24