USLIFE No. 43-077-1914F

BOOK 5011 PAGE 507

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Gerald L. Baldwin	Thomas & Hill, Inc.	150-5/178
(NAME)	(NAME)	
2825 Desplane Drive	P. O. Box 1833	2D-62065
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217	Charleston, West Va. 25327	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

and the assumption of the unpaid balance of a note in the original principal sum of $28,950.00, secured by a deed of trust of record in Book 4825, page 549, R.O.D.C.,

THIS INSTRUMENT PREPARED BY
JOHN P. BROWN, JR.
ATTORNEY AT LAW
3716 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

We, Thomas Randall Wallace and wife Linda E. Wallace,

have bargained and sold, and by these presents do transfer and convey unto the said Gerald L. Baldwin and wife Brenda C. Baldwin

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 756 in Edge-O-Lake Subdivision, Section 17, as of record in Book 4460, page 44, R.O.D.C.

The said Lot No. 756 fronts 75 feet on the westerly side of Desplane Drive, extends 150.67 feet on the southerly line and 147.95 feet on the northerly line to a rear line which measures 97.13 feet.

Being the same property conveyed to Thomas Randall Wallace and wife Linda E. Wallace by deed of record in Book 4525, page 547, R.O.D.C.

This conveyance is made subject to the following:

(1) 1976 taxes -- A lien but not yet due and payable.

(2) Restriction of record in Book 4549, page 802, R.O.D.C.

(3) Restrictions shown on Plan of record in Plat Book 4460, page 44, R.O.D.C.

(a) Minimum building set back line 30 feed from Desplane Drive.

(b) A utility anchor easement on the northerly boundary of the lot and a 10 foot utility and drainage easement along the northerly line and the rear line of the lot.

unimproved ( )
This is improved (X) property, known as 2825 (House Number) Desplane Drive, (Street)
Nashville, (P. O. Address) Tennessee (City or Town) 37217 (Zip Code)

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.

Whenever 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 2nd day of April, 19 76.

Thomas Randall Wallace

Linda E. Wallace

USLIFE No. 43-077-1914F

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, John P. Brown, Jr., a Notary Public in and for said County and State, the within named Thomas Randall Wallace and wife Linda E. Wallace

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 2nd day of April, 1976.

My commission expires November 10, 1976 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 35,950.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas Randall Wallace

Sworn to and subscribed before me
this 2nd day of April, 19 76.

My commission expires November 10, 1976 Notary Public

John P. Brown, Jr.

This instrument was prepared by:

Name	Address
John P. Brown, Jr.	3716 Hillsboro Rd., Nashville, Tenn. 37215

APR-2 76 CONV 35,950.00
APR-2 76 S'TAX B* 93.34
APR-2 76 PR'FEE B* .50
APR-2 76 W'DEED B* 4.00 * 97.84

WARRANTY DEED

FROM

Thomas Randall Wallace and wife Linda E. Wallace

TO

Gerald L. Baldwin and wife Brenda C. Baldwin

D 42883

IDENTIF. REFERENCE

APR 2 10 13 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

THIS INSTRUMENT PREPARED BY
JOHN P. BROWN, JR.
ATTORNEY AT LAW
3716 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215