This instrument prepared by: Mark J. Mathiesen, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

560161-9

BOOK 5013 PAGE 992

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ERNEST P. FORSYTHE, ET UX	Fidelity Federal Savings & Loan	Map 83-15
(NAME:)	(NAME)	
2802 Noonan Drive	P. O. Box 2588	Parcel 84
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, TEnn. 37219	PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

JOHN J. BAUDINO AND MILDRED T. BAUDINO,

have this day bargained and sold, and do hereby transfer and convey unto the said ERNEST P. FORSYTHE AND WIFE, SHEILA DIANNE FORSYTHE, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 106 on the Map of Fortland Park, Section I, as of record in Book 2663, page 61, Register's Office for said County.

Said Lot No. 106 fronts 85 feet on the westerly margin of Noonan Drive and runs back between lines 110 feet on the northerly line and 172 feet on the southerly line, to a dead line in the rear on which it measures 106.2 feet.

Being the same property conveyed to John J. Baudino and wife, Mildred L. Baudino, by deed of record in Book 4020, page 829, Register's Office for Davidson County, Tennessee; the said John J. Baudino and Mildred T. Baudino having since divorced, property now vests in them as tenants-in-common. Mildred L. Baudino and Mildred T. Baudino are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,800.00

Subscribed and sworn to before me, this the 22nd day of April 19 76

Affiant Ernest P. Forsythe

My commission expires: 8-14-78 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 2802 Noonan Drive, Nashville, Tennessee (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 grantees, their *(successors), 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 appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 22nd day of April, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mildred T. Baudino

J. J. Baudino

BOOK 5019 PAGE 993

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN J. BAUDINO AND WIFE, MILDRED T. BAUDINO, the within named 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 Tennessee, this 22nd day of April, 19 76

Notary Public

Commission expires 8-14-78

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

APR 28 76 CONV 29,800.00
APR 28 76 S'TAX B* 77.48
APR 28 76 PR'FEE B* .50
APR 28 76 M'DEED B* 4.00 * 81.98

Loan # 560161-9

WARRANTY DEED

FROM

JOHN J. BAUDINO, ET AL

TO

ERNEST P. FORSYTHE, ET UX

D 4 6 8 0 4

IDENTIFICATION REFERENCE

APR 28 3 01 PM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115