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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Michael Baldwin Et Ux

2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

TO

Anna L. Brown, a widow

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna L. Brown (NAME)	First and Mid-South Mortgage Co (NAME)	
4805 Sunlight Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	134-13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	134 PM

(FOR REGISTER'S USE)

D47664

IDENTIFICATION REFERENCE

MAY 5 9 23 AM '76

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$27,529.16 Anna L. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May 1976

Notary Public

MY COMMISSION EXPIRES: 1-30-78

(AFFIX SEAL)

For and in Consideration of the sum of ----------($10.00----------

----------TEN AND NO/10---------- **DOLLARS**

cash in hand paid by ANNA L. BROWN, a widow, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Anna L. Brown, a widow to pay the unpaid balance of a loan in the original principal amount of $22,500.00, secured by deed of trust of record in Book 4752, Page 301, Register's Office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein.

MICHAEL BALDWIN and wife, PHYLLIS ANN BALDWIN

have bargained and sold, and by these presents do transfer and convey unto the said

ANNA L. BROWN, a widow

her **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

LAND in Davidson County, Tennessee, being Lot No. 219 on the Plan of Kenilworth Estates, Section 4, as of record in Book 3300, Pages 34, 35, and 36, Register's Office for said County.

SAID Lot No. 219 fronts 120.8 feet on the northwesterly side of Sunlight Drive and extends back 103.7 feet on the southwesterly line and 85.8 feet on the n ortheasterly line to a dead line, measuring 46.8 feet thereon.

BEING the same property conveyed to Michael Baldwin and wife, Phyllis Ann Baldwin by deed from Donald W. Belcher and wife, Mary R. Belcher of record in Book 4844, Page 57, Register's Office for Davidson County, Tennessee.

This convyeance is made subject to easements, restrictions, setback lines of record.

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This is unimproved ( ) improved (X) property, known as 4805 Sunlight Drive (House Number) (Street) Nashville P. O. Address: (City or Town) (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 ANNA L. BROWN, a widow

her heirs and assigns, forever.

And we do covenant with the said ANNA L. BROWN

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, except as of record.

And we, Michael Baldwin and wife, Phyllis Ann Baldwin

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said ANNA L. BROWN

her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our= hands this 4th day of May, 1976

MICHAEL BALDWIN

PHYLLIS ANN BALDWIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Baldwin and wife, Phyllis Ann Baldwin

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 Nashvillle, Tennessee, this 4th day of May, 19 76

, Notary Public.

Commission expires 1-31-78

CLYDE HOLLAND NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared CONV 27,529.16, with whom I am personally acquainted, and who, upon oath, acknowledged S* 71.50 self to be of the MTG TAX FREE R* .50 RECD 3* 4.00 * 76.00, 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 .