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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Diane Duncan Baldwin	Third National Bank	7DA-10175
(NAME)	(NAME)	
140 Woodmont Boulevard	Mortgage Loan Department	116-3-121
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Nashville, Tennessee 37244	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ---TEN AND 00/100 (10.00)---------- DOLLARS

cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, ST. CECILIA CONGREGATION (formerly St. Cecilia Academy), a Tennessee corporation, has

~~have~~ does bargained and sold, and by these presents transfer and convey unto the said DIANE DUNCAN 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 the southerly 50 feet of Lot No. 99 on the Map of Kenner Manor Land Company's Second Subdivision of the Kenner tract, as of record in Book 421, page 100, Register's Office for said County.

Said part of said land fronts 50 feet on the easterly side of Woodmont Boulevard and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Mary A. Fleming by deed of record in Book 2024, page 154, said Register's Office; the said Mary A. Fleming having since died and demised said property to the St. Cecilia Academy by Will recorded in Will Book 72, page 332 in the County Court Clerk's Office for Davidson County, Tennessee.

This property is subject to permanent easement (and a 10-foot temporary construction easement) of record in Book 3932, page 903, said Register's Office.

Taxes for 1976 to be pro rated and assumed by Grantee.

unimproved ( )
This is improved (✓) property, known as 140 Woodmont Boulevard
(House Number) (Street)
Nashville, Tennessee 37205
(P. O. Address) (City or Town) (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 20th day of May, 1976.

ATTEST: ST. CECILIA CONGREGATION

By Sister Genevieve Mc Grim O.P. Secretary

By Mother Marie William Mac Gregor O.P. President

STATE OF TENNESSEE
COUNTY OF _____

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public John P. Grimes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John P. Grimes, a Notary Public of the State and County aforesaid, personally appeared Mother William MacGregor O.P and Sister Alexine Mackin O.P with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Secretary respectively of the St. Cecilia Congregation, the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Mother William MacGregor O.P as such President and attesting the same by the said Sister Alexine Mackin O.P as such Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of May, 19 76.

John P. Grimes Notary Public

Commission expires APR 17, 1977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 23,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Diane Duncan Baldwin

Sworn to and subscribed before me this 24th day of May, 19 76.

My commission expires 8-17-76 Notary Public

This instrument was prepared by:
O. B. Hofstetter, Jr., Attorney — Home Federal Tower, 8th Floor, Nashville, TN 37219
Name — Address

MAY24 CONV 23500.00
MAY24 S'TAX B* 61.10
MAY24 PR'FEE B* .50
MAY24 W'DEED B* 4.00 * 65.60

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

WARRANTY DEED
FROM ST. CECILIA CONGREGATION
TO DIANE DUNCAN BALDWIN

D 50418

IDENTIF. REFERENCE

MAY 24 9 13 AM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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