BOOK 5031 PAGE 39

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Larry L. Jarvis, et ux	First Federal Savings and Loan	130-3-69
(NAME)	(NAME)	
628 Royal Oaks Place	Union at Fourth	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand and other good and valuable considerations, receipt of which are hereby acknowledged; we

H. ELLIOTT BALDWIN AND DIANE DUNCAN BALDWIN

have bargained and sold, and by these presents do transfer and convey unto the said LARRY L. JARVIS AND WIFE, ROXIE T. JARVIS

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. 14 on the Map of the Resubdivision of Royal Oaks, Section "A", as of record in Book 1424, page 55, Register's Office for said County.

Said Lot No. 14 fronts 100 feet on the east side of Royal Oaks Place, and runs back between lines, 227.3 feet on the south line and 226.8 feet on the north line, to a dead line in the rear, on which it measures 100 feet. Being the same property conveyed to H. Elliott Baldwin and wife, Diane Duncan Baldwin by deed from William H. Hinton and wife, Nilda Whitaker Hinton of record in Book 3375, page 112, Register's Office for Davidson County, Tennessee, the said H. Elliott Baldwin and Diane Duncan Baldwin having been divorced pursuant to Davidson County Circuit Court Decree No. 79327 dated March 31, 1976, neither party having since remarried.

This conveyance is subject to easements, restrictions, set back lines of record and taxes for the current year, applicable to said property.

unimproved ( )
This is improved (x) property, known as 628 Royal Oaks Place (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 25th day of MAY, 1976.

H. Elliott Baldwin
H. ELLIOTT BALDWIN

Diane Duncan Baldwin
DIANE DUNCAN BALDWIN

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named H. ELLIOTT BALDWIN AND DIANE DUNCAN BALDWIN

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 Nashville, Tennessee, this 1st day of June, 1976.

My commission expires 1-17-77 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 $ 62,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Larry L Jarvis

Sworn to and subscribed before me
this 2nd day of June, 1976.

My commission expires 1-17-77 Notary Public _____

This instrument was prepared by:
This instrument prepared by

Name	STEPHENSON AND LACKEY First Federal Building Nashville, Tennessee 37219	Address

WARRANTY DEED

FROM

H. ELLIOTT BALDWIN AND

DIANE DUNCAN BALDWIN

TO

LARRY L. JARVIS AND WIFE,

ROXIE T. JARVIS

D51776

IDENTIF. REFERENCE

JUN 2 2 11 PM

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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