BOOK 5047 PAGE 316

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,474.79

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 19 76

Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Richard Baldwin, et ux (NAME)	Dobson & Johnson, Inc. (NAME)	Map 104-14
3201 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Boulevard (STREET ADDRESS)	Par 100
Nashville, Tennessee-37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee - 37217 (CITY) (STATE) (ZIP)	24W-10225

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EYLAR L. NEWTON and wife, CAROL VARGO NEWTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. RICHARD BALDWIN and wife, MARY ALLIE BALDWIN

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 67 on the Plan of Brandford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, Register's Office for Davidson County, Tennessee.

SAID Lot No. 67 fronts 70.0 feet along the northerly margin of West Linden Avenue (formerly Sunset Avenue as shown on said Plan) and extends back between parallel lines 200.0 feet to an alley in the rear.

BEING the same property conveyed to Eylar L. Newton and wife, Carol Vargo Newton, by deed from Robert William Wells and wife, Melba G. Wells, of record in Book 5047, page 314, Register's Office for Davidson County, Tennessee.

SUBJECT to 1976 taxes which Grantees assume, and any restrictions and limitations which may appear of record affecting subject property.

IT IS UNDERSTOOD and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Dobson & Johnson, Inc., of record in Book 4773, page 309, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is transferred to the said Grantees.

The Grantees further hereby assumes the obligations of Robert William Wells and wife, Melba G. Wells under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned

This is unimproved ( ) improved (X) property, known as 2804 West Linden Avenue, Nashville, Tennessee - 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 16th day of July, 19 76

Eylar L. Newton

Carol Vargo Newton

STATE OF TENNESSEE
Davidson County

BOOK 5047 PAGE 317

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eylar L. Newton and wife, Carol Vargo Newton

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 16th day of July 1976

Commission expires 5-29-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM EYLAR L. NEWTON, et ux

TO R. RICHARD BALDWIN, et ux

D 59067

T

IDENTIF. REFERENCE

JUL 19 3 26 PM '76

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 19 76	CONV	31,474.79			
JUL 19 76	S'TAX		B*	81.90	
JUL 19 76	PR'FEE		B*	.50	
JUL 19 76	W'DEED		B*	4.00	* 86.40