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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 29,550.00

Ruth Randolph
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 1976

Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eylar L. Newton (NAME)	Security Federal Savings & Loan (NAME)	Map 104-15
2122 West Linden Avenue (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	Par 260
Nashville, Tennessee-37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	24W-10085

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, R. RICHARD BALDWIN and wife, MARY A. BALDWIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EYLAR L. NEWTON and wife, CAROL VARGO NEWTON

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. 37 on the Plan of Linden Place, on the Hillsboro Road, of record in Book 547, pages 121 and 122, Register's Office for said County.

SAID Lot No. 37 fronts 75.0 feet on the northerly side of West Linden Avenue and extends back between parallel lines 145.0 feet to a dead line.

BEING the same property conveyed to R. Richard Baldwin and wife, Mary A. Baldwin, by deed from Charles L. Bebout and wife, Barbara Ann Bebout, of record in Book 4702, page 333, Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) improved (X) property, known as 2122 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 hands this 16th day of July, 19 76

R. Richard Baldwin
R. Richard Baldwin

Mary A. Baldwin
Mary A. Baldwin

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. Richard Baldwin and wife, Mary A. 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 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

D 59151

IDENTIF. REFERENCE

JUL 20 9 09 AM '76

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

G# 199312

WARRANTY DEED

FROM

R. RICHARD BALDWIN, ET UX

TO

EYLAR L. NEWTON, ET UX

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

JUL 20 76	CONV	29,550.00			
JUL 20 76	STAX		B*	76.70	
JUL 20 76	PRFEE		B*	.50	
JUL 20 76	MTGFEE		B*	4.00	* 81.20

[illegible] 205