BOOK 5126 PAGE 842

THIS INSTRUMENT PREPARED BY:
HAMILTON MORTGAGE CORPORATION
5801 Peachtree-Dunwoody Road
Atlanta, Georgia 30342

| ADDRESS NEW OWNERS | SEND TAX BILLS TO: | MAP AND PARCEL NOS. |
|---|---|---|
| Anthony R. Baldini | Churchill Mortgage Corp. | 4 D 05712 |
| 608 Dutchmans Drive | P. O. Box 81386 | MAP 75-7 |
| Hermitage, TN 37076 | Chamblee, GA 30366 | PARCEL 129 |

## TENNESSEE LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, KYLE R. WEEMS, TRUSTEE OF HAMILTON MORTGAGE CORPORATION (hereinafter called the "Grantor"), has this day bargained and sold, transferred and conveyed, and by these presents does bargain, sell, transfer, and convey unto ANTHONY R. BALDINA and wife, GLORIA J. BALDINI, (hereinafter called "Grantees") their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being more particularly described as Lot Number 204, on the plan of Highlands of Tulip Grove, Section I, of record in Plat Book 4675, Page 26, Register's Office for said County.

FOR PRIOR TITLE REFERENCE SEE: Quitclaim Deed, Book 4967, Page 25.

SUBJECT TO 1976 ad valorem taxes, which are assumed by the Grantee, and to restrictive covenants and easements of record.

TO HAVE AND TO HOLD the said real estate unto the said Grantee their heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on this 3rd day of February, 1977.

HAMILTON MORTGAGE CORPORATION

BY: K. R. Weems
Kyle R. Weems, Trustee

STATE OF GEORGIA
COUNTY OF FULTON

BEFORE ME, Anne B. Tucker, of said State and County, personally appeared KYLE R. WEEMS, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee of HAMILTON MORTGAGE CORPORATION, the within named bargainor, a corporation, and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Trustee.

WITNESS MY HAND and seal of office in Atlanta, Georgia, this 3rd day of February, 1977.

Anne B. Tucker
Notary Public

(SEAL)

My commission expires: Notary Public, Georgia State at Large My Commission Expires July 1980

LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 34,350.00 Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 19 97
Deputy Register

IDENTIF. REFERENCE

MAR 22 2 02 PM '97

REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| MAR22F | CONV | 34,350.00 | | | | |
| MAR22F | W'DEED | | B* | 4.00 | * | 4.00 |

DUPLICATE

Tax paid on this
In the amount of 89.18
of Instrument # D94919
recorded in Davidson
County Registers Office

Date 3-22-97
Dep. Reg.