BOOK 5151 PAGE 603 Chicago Title 231886

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
H. Elliot Baldwin, et ux (NAME)	Same (NAME)	130-11, p. 39
805 Lynwood Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of One Hundred ($100.00) DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged,

John P. Mayo and wife, Ellen Pitts Mayo

have bargained and sold, and by these presents do transfer and convey unto the said H. Elliot Baldwin and wife, Susan W. 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 Lot No. 21 on the Revised Plat of the New Golf Club Subdivision, as of record in Book 421, page 185.

Said Lot No. 21 fronts 100 feet on the westerly side of Lynwood Boulevard and runs back between parallel lines, 250 feet to a dead line.

Being the same property conveyed to John P. Mayo, single, by deed from Michael C. Brandon and wife, Frances Brandon, as of record in Book 4847, page 288. Ellen Pitts Mayo joins in this conveyance to transfer and convey any interest she may have arising from her marital relationship.

This conveyance is made subject to (1) restrictions in Book 653, page 112; Sewer easement in Book 4305, page 847.

unimproved ( )
This is improved (X) property, known as 805 Lynwood Drive (House Number) (Street)
Nashville, TN (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 18TH day of May 19 77.

John P. Mayo

Ellen Pitts Mayo

Ellen Pitts Mayo

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Virginia Phillips, a Notary Public in and for said County and State, the within named John P. Mayo and wife, Ellen Pitts Mayo

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, Tenn. this 18th day of May, 1977.

My commission expires 7-8-79 Notary Public Virginia Phillips

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 $ 51,500
This is equal to or greater than the property would bring at a fair and voluntary sale.

H. Elliott Baldwin

Sworn to and subscribed before me
this 18 day of May, 1977.

My commission expires 7-8-79 Notary Public Virginia Phillips

This instrument was prepared by:
William E. Martin, Harwell Barr Martin & Sloan, Home Federal Bldg., Nashville

Name			Address
MAY26'77	CONV	51,500.00	
MAY26'77	S'TAX	B* 133.90	
MAY26'77	FR'FEE	B* .50	
MAY26'77	W'DEED	B* 4.00	* 138.40

WARRANTY DEED

FROM JOHN P. MAYO, et ux

TO H. ELLIOT BALDWIN, et ux

E 05780

IDENTIF. REFERENCE

MAY 26 10 38 AM '77

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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