Mineral

BOOK 5174 PAGE 138

Form No. WD-1

BOOK 5023 PAGE 204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$34,900.00 V. J. Baldassarre
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF May, 1976

Everett Johnson
Notary Public

MY COMMISSION EXPIRES: 8-30-78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vincenzo J. Baldassarre (NAME)	Baker Mortgage Corporation (NAME)	6DU 22730
537 Richmar Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, NE (STREET ADDRESS)	Map 146-4
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	Parcel 67

Mail

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, Kenneth J. Baldassarre et ux Lucille Baldassarre

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vincenzo J. Baldassarre et ux Ellen Clair Baldassarre

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:

BEING Lot No. 756, on the Plan of Caldwell Hall, Section 12, as of record in Book 3300, Page 57, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Kenneth J. Baldassarre et ux Lucille Baldassarre by deed of record in Book 5005, Page 249, Register's Office, Davidson County, Tennessee.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5005, Page 249, Register's Office, Davidson County, Tennessee, securing a promissory note dated March 11, 1976, payable to the order of Baker Mortgage Corporation, with a present unpaid principal balance of approximately $34,900.00 , which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantee herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.

This is unimproved (X) improved ( ) property, known as 537 Richmar Drive, Nashville, Tennessee 37211
(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 10th day of May, 1976

Kenneth J. Baldassarre: Kenneth J Baldassarre

Lucille Baldassarre: Lucille Baldassarre

138

BOOK 5174 PAGE 139 BOOK 5023 PAGE 205

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth J. Baldassarre et ux Lucille Baldassarre

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 21 day of July 19 76

Commission expires 8-5-78

Everett Johnson
Notary Public

JOHNSON * NOTARY PUBLIC * DAVIDSON COUNTY

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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 _____

(his oath) (himself) (they)

Witness my hand and official seal at office at Nashville Tenn on this the 10 day of May, 19 76

My commission expires 8-5-78

Everett Johnson
Notary Public

JOHNSON * NOTARY PUBLIC * DAVIDSON COUNTY

WARRANTY DEED

FROM
KENNETH J. BALDASSARRE ET UX
LUCILLE BALDASSARRE

TO
VINCENZO J. BALDASSARRE ET UX ELLEN CLAIR BALDASSARRE

D 48266

IDENTIF. REFERENCE

MAY 10 11 47 AM '76

REGISTER DAVIDSON COUNTY, TENN.

MAY 10 76 CONV 34,900.00
MAY 10 76 S'TAX B* 90.74
MAY 10 76 FR'FEE B* .50
MAY 10 76 W'DEED B* 4.00 * 95.24

Edward Sedam
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

Filed Pursuant to Separation

E 15822

IDENTIF. REFERENCE

JUL 22 9 32 AM '77

REGISTER DAVIDSON COUNTY, TENN.

JUL 22 77 MISC B* 4.00 * 4.00