WARRANTY DEED

BOOK 5214 PAGE 567

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
HOWARD D. BALDRIDGE	First Federal Savings & Loan Assoc.	Map 113-1-A
(NAME) 4108 Legend Hall Drive	(NAME) 236 4th Avenue, North	Par. 159
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	7DA-70697
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantees herein to assume the balance due and owing on a note payable to First Federal Savings & Loan Association of Nashville which note is secured by a deed of trust of record in Book 5071, page 106, Register's Office for Davidson County, Tennessee.

JOHN C. SHREFFLER and wife, HELEN A. SHREFFLER, Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said HOWARD D. BALDRIDGE, Grantee, his *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*

Those certain premises comprising a portion of Legend Hall, having been established as a Horizontal Property Regime by Master Deed and By-Laws dated the 18th day of July, 1975, of record in Book 4934, page 15, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Unit No. 4108 in Legend Hall, a Horizontal Property Regime, located at 4108 Legend Hall Drive in Nashville, Davidson County, Tennessee, as shown on the Plat of Legend Hall, recorded in Book 4860, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to such unit.

Being the same property conveyed to John C. Shreffler and wife, Helen A. Shreffler by deed from M and P, a partnership composed of Sandy M. Moore, Jr. and James E. Patterson of record in Book 5071, pge 104, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 93,500.00

Subscribed and sworn to before me, this the 25th day of October, 1977

My commission expires: 8-3-80 (Affix Seal)

Affiant

Notary Public

This is improved (X) unimproved property known as 4108 Legend Hall Drive (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said HOWARD D. BALDRIDGE his *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* HOWARD D. BALDRIDGE his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 18th day of October, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John C Shreffler
JOHN C. SHREFFLER

Helen A Shreffler
HELEN A. SHREFFLER

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STATE OF MARYLAND }
COUNTY OF }

Personally appeared before me, Juanita Fillman, a Notary Public in and for said County and State, JOHN C. SHREFFLER and wife, HELEN A. SHREFFLER
Prince George's Co., Maryland

the within named 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 Rockville Maryland,
this 18th day of October, 19 77.

Juanita Fillman
Notary Public

Commission expires 7-1-78

JUANITA FILLMAN NOTARY PUBLIC Prince Georges Co. MD

STATE OF TENNESSEE }
COUNTY OF }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ..... with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

THIS INSTRUMENT WAS PREPARED BY: Fred E. Cowden, Jr.
Suite 303, 4515 Harding Road
Nashville, TN 37205

Mail

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IDENTIF. REFERENCE

Oct 27 9 44 AM '77

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

OCT27 77	CONV	93,500.00			
OCT27 77	S'TAX		B*	243.10	
OCT27 77	PB'FEE		B*	.50	
OCT27 77	W'DEED		B*	4.00	* 247.60

WARRANTY DEED

FROM
JOHN C. SHREFFLER and wife,
HELEN A. SHREFFLER

TO
HOWARD D. BALDRIDGE

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
Tennessee Agent of
USLIFE TITLE INSURANCE
Company of New York