This instrument prepared by:
Robert P. Ziegler, Attorney
1200 Third National Bank Buildir
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5237 PAGE 493

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harvey Knox Baldwin, Jr.	Harvey Knox Baldwin, Jr.	105-14-2
(NAME)	(NAME)	
122 Williamsburg Rd		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood Tenn 37027		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

KS

FOR AND IN CONSIDERATION of the sum of Tenand no/100---------- Dollars,

cash in hand paid by the grantees, receipt of which is acknowledged, and the love and affection we have for our son and daughter-in law,

We, H. K. Baldwin and wife, Lila Fry Baldwin

have this day bargained and sold, and do hereby transfer and convey unto the said Harvey Knox Baldwin, Jr. and wife, Virginia H. Baldwin

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 3 on the map showing Theo. W. Eckhardt's Subdivision of parts of lots Nos. 68 and 77 in Waverly Place, as of record in book 421, page 177, Register's Office for said County.

Said lot No. 3 fronts 80 feet on the westerly side of Elliott, formerly Kirkman Avenue and runs back 295 feet, more or less, on the northerly line and 285 feet, more or less, on the southerly line, to an alley, measuring 25 feet thereon.

Being the same property conveyed to H. K. Baldwin and wife, Lila Fry Baldwin, by deed from Betty Christine Blankenship of record in book 1535, page 368, said Register's Office.

The said grantors, H. K. Baldwin and wife, Lila Fry Baldwin, reserve unto themselves a life estate in said above described property as long as either of them shall live, with the right to occupy and use said property as their own during their lifetime.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 28th day of December 1977

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is improved (X) property, known as ~~XXXXXXXXX~~ (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Harvey Knox Baldwin, Jr. and wife, Virginia H. Baldwin (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, except as to the reservation of the life estate as above set forth.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Harvey Knox Baldwin, Jr. and wife, Virginia H. Baldwin their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 21st day of November, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x H. K. Baldwin

x Lila Fry Baldwin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* H. K. Baldwin and wife, Lila Fry Baldwin

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 Nashville, *Tennessee, this* 20 *day of* December, *19* 77

Rick Davidson *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 1, 1981

Commission expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 .....

DEC 28 CONV 12,000.00
DEC 28 S'TAX B* 31.20
DEC 28 PR'FEE B* .50
DEC 28 W'DEED B* 4.00 * 35.70

WARRANTY DEED

FROM
H. K. Baldwin, et ux

TO
Harvey Knox Baldwin, Jr., et ux

E 43581

IDENTIF. REFERENCE

DEC 28 12 01 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238