BOOK 5238 PAGE 394

This instrument prepared by:
REAL ESTATE INVESTMENTS, INC.
2400 Crestmoor Road
Nashville, Tennessee 37215

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert R. Baldini et ux	Home Federal Savings & Loan Assn.	131-5
(NAME) #145, 5039 Hillsboro Road	(NAME) 230 4th Avenue, North	Par 25
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(STREET ADDRESS) Nashville, TN 37219	FB#7DA-47591
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

Ten and no/100---------- *Dollars,*
Cash paid by Robert R. Baldini and wife, Sarah R. Baldini, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a promissory note payable to Home Federal Savings and Loan Association secured by a deed of Trust of record in Book 5006, page 727, Registers Office for Davidson County, Tennessee, and the assumption of the escrow account therewith, we, Henry P. Strzelecki and wife, Diane Strzelecki,

have this day bargained and sold, and do hereby transfer and convey unto the said Robert R. Baldini and wife, Sarah R. Baldini

certain real estate in Davidson County, Tennessee, as follows: their ~~xxxxxx~~ *heirs and assigns,*

Unit No. 145, Jefferson Square, Section One, A Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee, as shown on the plat of Jefferson Square, Section One, Condominium Apartments, recorded in Book 4675, page 12 of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4731, page 332, of the Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Jefferson Square, Section One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4731, page 341, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to the grantors herein by deed from Harry M. Rowland, Trustee, and Reese L. Smith, Jr., Trustee, of record in Book 5072, Page 181, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,500.00

Affiant

Subscribed and sworn to before me, this the 29th day of December 19 77

Notary Public

My commission expires: 9/26/78 (Affix Seal)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as Unit #145, 5039 Hillsboro Road, Nashville, Tenn. 37215
(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 Robert R. Baldini and wife, Sarah R. Baldini, their ~~xxxxxx~~ *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, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert R. Baldini and wife, Sarah R. Baldini, their ~~xxxxxx~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 29th *day of* December, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Henry P. Strzelecki

Diane Strzelecki

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Virginia K. Murphree, *a Notary Public in and for said County and State,* Henry P. Strzelecke and Diane Strzelecke

the within named bargainors, 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* 29th *day of* December, 19 77.

Virginia K. Murphree *Notary Public*

Commission expires Sept. 26, 1978

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

WARRANTY DEED

FROM

Henry P. Strzelecki & Diane Strzelecki TO

Robert N. Baldini and

Sarah R. Baldini

DEC 30 77 CONV 58,500.00
DEC 30 77 S'TAX B* 152.10
DEC 30 77 PR'FEE B* .50
DEC 30 77 W'DEED B* 4.00 * 156.60

E 43956

IDENTIF. REFERENCE

DEC 30 8 39 AM '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