WARRANTY DEED

BOOK 5274 PAGE 361

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,651.34

Frank L. Baldwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 1978

Paula Sterban
Notary Public

MY COMMISSION EXPIRES: December 17, 1979

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PARKWAY, GOODLETTSVILLE, TN. 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank L. Baldwin, et ux	John Hancock Mutual Life Ins.	5DU 06514
(NAME)	(NAME)	
230 Wallace Road	114 South Main Street	148-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37211	Statesboro, Georgia 30458	126
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Edwin D. Plowden and wife, Wilma B. Plowden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank L. Baldwin and wife, Louise S. Baldwin

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:

Land in Davidson County, Tennessee, being Lot No. 253 on the plan of Hillbrook, Section Four, of record in Plan Book 3842, page 7, Register Office for said County.

Said Lot No. 253, which is a corner lot, fronts 100.00 feet on the northerly margin of Wallace Road and fronts 91.15 feet on the westerly margin of an unnamed street, said frontages being joined by a curve having a length of 39.27 feet, and extends back 121.72 feet on the northerly line and 97.0 feet on the westerly line to a point of intersection.

Being the same property conveyed to Edwin D. Plowden and wife, Wilma B. Plowden, by deed from Wiley C. Bond and wife, Opal H. Bond of record in Book 5011, page 159, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 230 Wallace Road, 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 hands this 14th day of April, 1978

Edwin D. Plowden
EDWIN D. PLOWDEN

Wilma B. Plowden
WILMA B. PLOWDEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin D. Plowden and Wilma B. Plowden

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 Goodlettsville, Tennessee this 18th day of April, 1978

Commission Expires December 17, 1979 Paula Shults Notary Public.

PAULA SHULTS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF
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 { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } 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 official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____ Notary Public

E 60263

IDENTIF. REFERENCE

APR 18 8 50 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 18 78	CONV	44,651.34			
APR 18 78	S'TAX		B*	116.22	
APR 18 78	PR'FEE		B*	.50	
APR 18 78	W'DEED		B*	4.00	* 120.72

WARRANTY DEED

FROM
Edwin D. Plowden, et ux

TO
Frank L. Baldwin, et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

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