BOOK 5302 PAGE 745

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June 1978

Notary Public

MY COMMISSION EXPIRES: June 18 1982

(AFFIX SEAL)

mail

This instrument prepared by:
GULLETT, STEELE, SANFORD & ROBINSON
230 Fourth Ave., N., Nashville, TN 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kent W. Baldwin and Charlie Walling (NAME)	SAME (NAME)	
2004 21st Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	104-12
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	91

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, AGNES DEMOSS, ADMINISTRATRIX OF THE ESTATE OF MAY B. EDMONDS; ANTHONY O. EDMONDS; and LAURA MAY ECKLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENT W. BALDWIN AND CHARLIE WALLING, AS TENANTS IN COMMON

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. 3 on the Map of Calhoun Subdivision, as of record in Book 161, page 156, said Register's Office.

Said Lot No. 3 fronts 50 feet on the easterly side of 21st Avenue South, and runs back between lines 165 feet, more or less, to an alley.

Being the same property conveyed to May Bordeaux Edmonds by deed from A. D. Bordeaux, of record in Book 1646, page 311, said Register's Office; the said May Bordeaux Edmonds now being deceased and Agnes DeMoss being the Administratrix of the Estate of May B. Edmonds by appointment of the Probate Court of Davidson County, Tennessee, and Anthony O. Edmonds and Laura May Eckley being the sole heirs at law of May B. Edmonds. May Bordeaux Edmonds and May B. Edmonds are on and the same person.

JUN23 78	CONV	33,500.00			
JUN23 78	S'TAX		B*	87.10	
JUN23 78	PR'FEE		B*	.50	
JUN23 78	W'DEED		B*	6.00	* 93.60

unimproved ( )
This is improved (X) property, known as 2004 21st Avenue South, Nashville, TN 37212
(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 22nd day of June, 19 78

Agnes DeMoss Administratrix Estate of May B. Edmonds DBN
Agnes DeMoss, Administratix of the Estate of May B. Edmonds

Anthony O. Edmonds

Anthony O. Edmonds

Laura May Eckley

Laura May Eckley

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, ELEANOR J. JACKSON, a Notary Public in and for said County and State, the within named AGNES DEMOSS, ADMINISTRATRIX OF THE ESTATE OF MAY B. EDMONDS

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22 day of June 1978

Commission expires JAN. 18, 1982

Eleanor J. Jackson
Notary Public

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) (his oath) acknowledged (themselves) (himself) 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 purposes 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

WARRANTY DEED

FROM
AGNES DEMOSS, ADMINISTRATRIX
ANTHONY O. EDMONDS
LAURA MAY ECKLEY

TO
KENT W. BALDWIN
AND
CHARLIF WALLING

E 72959

T

IDENTIF. REFERENCE

JUN 23 3 05 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF ~~KANSAS~~ INDIAMA)
) SS.
COUNTY OF DELAWARE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANTHONY O. EDMONDS, with whom I am personally acquainted and who upon his oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hutchinson, Kansas, this 15th day of June, 1978.

Elliott Fulton
Notary Public

SEAL

My Commission Expires:
Mar 15, 1982

STATE OF VIRGINIA)
) SS.
COUNTY OF ARLINGTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LAURA MAY ECKLEY, with whom I am personally acquainted and who upon her oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Arlington, Virginia, this 8 day of June, 1978.

Virginia A. Sherman
Notary Public

My Commission Expires:
April 28 1979