This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5306 PAGE 510

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robert S. Baldwin	SAME	Map 103-12
(NAME) 239 Cherokee Road	(NAME)	Parcel 10
(STREET ADDRESS OR ROUTE NUMBER) Nashville	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*
cash in hand paid by Robert S. Baldwin and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Julius Seeman and wife, Esther Seeman

have this day bargained and sold, and do hereby transfer and convey unto the said Robert S. Baldwin

his *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 33 in Block "L" as shown on the Plan of Cherokee Park Section 3, a subdivision of lots in Nashville, Davidson County, Tennessee, as of record in Book 843, pages 2 and 3, Register's Office for said County.

Said Lot No. 33 fronts 60 feet on the westerly side of Cherokee Avenue or Road, and runs back between lines on the southerly side 136.77 feet to a dead line, and 138.77 feet on its northerly side to said dead line, on which it shows 60.03 feet.

Being the same property conveyed to Julius Seeman and wife, Esther Seeman by deed from E. M. Henderson, of record in Book 4596, page 879, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 53,500.00

Subscribed and sworn to before me, this the 3rd day of July, 19 78

Affiant Robert S. Baldwin

My commission expires: (Affix Seal) Notary Public E. W. Greenwood Dep. Clerk

This is unimproved ( ) improved (X) property, known as 239 Cherokee Road (House Number) (Street) Nashville, Tennessee 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 S. Baldwin,
their *(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 for 1978 taxes which are prorated and assumed by the purchasers.

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

Witness our hands this 30th day of June, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Julius Seeman
Julius Seeman

Esther Seeman
Esther Seeman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* Julius Seeman and wife, Esther Seeman .....

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* 30th *day of* June, *19* 78

P W Carroll *Notary Public*

MY COMMISSION EXPIRES NOVEMBER 21, 1978

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 .....

E 74585

IDENTIF. REFERENCE

JUL 3 11 20 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TENN.

JUL-3'78	CONV	53,500.00			
JUL-3'78	S'TAX		B*	139.10	
JUL-3'78	PM'FEE		B*	.50	
JUL-3'78	W'DEED		B*	4.00	* 143.60

WARRANTY DEED

FROM
Julius Seeman et ux

TO
Robert S. Baldwin

Mail
1224 - 3rd Ave S
Nash. Tenn 37212

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