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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,104.80

Stephen A. Edens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October 19 78

Barry G. Clemmons
Notary Public

MY COMMISSION EXPIRES: 8/15/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Atty., 20th Floor, First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen A. Edens (NAME)	Third National Mortgage Company (NAME)	Map 136-6
3804 Priest Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	Par. 28
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	2D 60018

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, EDWARD J. BALDWIN, SR. and wife, LINDA J. BALDWIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN A. EDENS and wife, JACQUELINE A. EDENS

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. 231 on the Plat of Priest Lake Park, Section 5, of record in Plat Book 4460, page 174, 175 and 176, Register's Office for said County.

SAID Lot 231 fronts 93.73 feet on the west margin of Priest Lake Drive and extends back 140 feet on the north line, and 130.47 feet on the south line to a line on the rear on which it measures 117.85 feet.

BEING the same property conveyed to Edward J. Baldwin, Sr. and wife, Linda J. Baldwin, by deed from William J. Foote and wife, Jane M. Foote, of record in Book 4969, page 843, Register's Office for said County.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to John W. Murphree Co. (now Third National Mortgage Co.), of record in Book 4820, page 480, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 3804 Priest Lake Drive, Nashville, Tennessee 37214
(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 4th day of October, 19 78

Edward J. Baldwin Sr.
EDWARD J. BALDWIN, SR.

Linda J. Baldwin
LINDA J. BALDWIN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Edward J. Baldwin, Sr. and wife, Linda J. Baldwin

the 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 5th day of October 19 78.

Commission expires 8/15/79

Betty G. Edwards
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 (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 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
Edward J. Baldwin, et ux,

Linda J. Baldwin

TO
Stephen A. Edens, and wife,

Jacqueline A. Edens

Please record and file in Box "7"

E 9 4 1 5 5

IDENTIF. REFERENCE

Oct 13 10 20 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 13 78	CONV	64,104.80				
OCT 13 78	S'TAX		B*	166.66		
OCT 13 78	PR'FEE		B*	.50		
OCT 13 78	W'DEED		B*	4.00	*	171.16