BOOK 5429 PAGE 451

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kenneth H. Hestand (NAME)	Commerce Union (NAME)	Map 33-16
236 Slayton Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Parcel 167
Madison, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00 ----------

Ten and no/100 ----------DOLLARS

Cash in hand paid by Kenneth H. Hestand, Single, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness evidenced by a note dated September 22, 1978, in the original principal sum of $45,850.00, payable as provided therein to Commerce Union Bank, secured by Deed of Trust executed by Joe M. Baldwin and wife, Celia E. Baldwin to J. G. Palmer, Trustee, of record in Book 5342, page 687, Register's Office for Davidson County, Tennessee, which said unpaid balance of said indebtedness the said Kenneth H. Hestand, Single, does hereby assume and agree to pay, we

JOE M. BALDWIN AND WIFE, CELIA E. BALDWIN

have bargained and sold, and by these presents do transfer and convey unto the said KENNETH H. HESTAND, Single

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot #130, Primrose Meadows, Section II, of record in Book 4860, page 105, Register's Office for Davidson County, Tennessee.

Said Lot #130 fronts 72.00 feet on the easterly margin of Slayton Drive and runs back 278.0 feet on the northerly lot line and 278.0 feet on the southerly lot line to a line in the rear upon which it measures 72.00 ft.

Being the same property conveyed to Joe M. Baldwin and wife, Celia E. Baldwin by deed from First Capital corporation of record in Book 5342, page 685, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 236 (House Number) Slayton Drive (Street)

Madison, Tennessee (City or Town) 37115 (Zip Code) (P. O. Address)

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.

Whenever 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 7th day of August, 19 79.

Joe M. Baldwin

Celia E. Baldwin

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Kenneth H. Hestand~~ Joe M. Baldwin and wife, Celia E. Baldwin

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 7th day of August, 1979.

My commission expires July 17, 1983 Notary Public Lloyd M. Pate

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 57,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Kenneth H. Hestand

Sworn to and subscribed before me
this 7th day of August, 19 79.

My commission expires July 17, 1983 Notary Public Lloyd M. Pate

This instrument was prepared by:
Frank P. Reynolds, Attorney, 216 Third Avenue, North, Nashville, Tn.

Name	Address

WARRANTY DEED

FROM

JOE M. BALDWIN AND WIFE

TO

CELIA E. BALDWIN

KENNETH H. HESTAND

F. 45147

IDENTIF. REFERENCE

AUG 9 12 55 PM '79

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			57500.00- CO	
			149.50 CO TX	
			.50 PRFEE	
			6.00 MDELD	
			CHECK 156.00-	
2817A08/09/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 45147

IDENTIF. REFERENCE

AUG 9 12 56 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 703362