4976 08/17 109.72- CHECK

BOOK 5483 PAGE 750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,665.69

Bryan Baldwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 19 79

Notary Public

MY COMMISSION EXPIRES: 1/21/81

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Baldwin (NAME)	Churchill Mortgage Corporation (NAME)	96-11
3218 Cloverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive N. E. (STREET ADDRESS)	S 5
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30341 (CITY) (STATE) (ZIP)	3DZ 62780

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, Charles F. Rigsby et ux Donna G. Rigsby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryan Baldwin et ux Wanda K. 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:

BEING Lot No. 40 on the Plan of Hickory Bend, Section 1, of record in Plat Book 3300, Page 38, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Charles F. Rigsby et ux Donna G. Rigsby, by deed of record in Book 4810, Page 80, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 3341, Page 265, and Book 3346, Page 636, Register's Office for Davidson County, Tennessee, and any existing easements.

IT is understood and agreed that part of the consideration of 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 Churchill Mortgage Corporation, of record in Book 4592, Page 937, Register's Office for Davidson County, Tennessee.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

This is improved (X) unimproved ( ) property, known as 3218 Cloverwood Drive (House Number) (Street) Nashville, TN 37214 (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 15th day of August, 19 79

CHARLES F. RIGSBY: Charles F. Rigsby

DONNA G. RIGSBY: Donna G. Rigsby

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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 Charles F. Rigsby et ux Donna G. Rigsby

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 Nashville, Tennessee, this 15th day of August 19 79

Commission expires 1/21/81

Notary Public

STATE OF TENNESSEE }

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

Charles F. Rigsby

TO

Bryan Baldwin

F-46783

IDENTIF. REFERENCE

AUG 17 9 22 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

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

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RECEIVED OF _____

FOR _____

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
			39665.69-	CO
			103.22	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	109.72-
4976A	08/17/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 4 6 7 8 3

IDENTIF. REFERENCE

AUG 17 9 22 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 705459