# WARRANTY DEED

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Richard H. Baldwin Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 1979.

Douglas R. Berry
Notary Public

MY COMMISSION EXPIRES: October 17, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| RICHARD H. BALDWIN, SR. (NAME) | THE LOMAS & NETTLETON COMPANY (NAME) | 25-4 |
| 217 West Cedar Street (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 964 (STREET ADDRESS) | part of 20 |
| Goodlettsville, Tn. (CITY) (STATE) (P. O. ZIP) | Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP) | part of GO 15551 |

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, CARL DePAGE and JOHNSON CONSTRUCTION COMPANY, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD H. BALDWIN, SR. and wife, JEAN E. 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 part of Tract No. 20 on an unrecorded survey by Ragan, Smith & Associates, Inc., dated August 13, 1979, and described as follows:

Beginning at an iron pin in the northerly margin of Cedar Street, thence, North 5° 09' 23" East 36.85 feet to an iron pin; thence, North 87° 48' 15" East 173.65 feet to an iron pin; thence, South 6° 08' 39" East 121.43 feet to an iron pin in the northerly margin of Cedar Street; thence, with the margin of said street around a curve having a radius of 675.03 feet a distance of 79.06 feet to an iron pin; thence, continuing with the margin of said street North 67° 21' 32" West 125.26 feet to the point of beginning.

Being the same property conveyed to Carl DePage and Johnson Construction Company, by deed from Lester M. Burrell and wife, Patricia Ann Burrell, of record in Book 5488, page 804, said Register's Office.

This is unimproved ( ) improved (X) property, known as 217 West Cedar Street, Goodlettsville, Tn. 37072
(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 31st day of December, 1979

JOHNSON CONSTRUCTION COMPANY

BY: Ernest Johnson
ERNEST JOHNSON

Carl DePage
CARL DePAGE

Howard L. Caughron
HOWARD L. CAUGHRON

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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 Ernest Johnson, Howard L. Caughron and Carl DePage

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 Goodlettsville, Tennessee this 31st day of December, 1979

Douglas R Berry, Notary Public.

Commission Expires October 17, 1982

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , 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 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 official seal at office at on this the day of , 19

Notary Public

My commission expires

7898

WARRANTY DEED

FROM CARL DePAGE and JOHNSON CONSTRUCTION COMPANY

TO RICHARD H. BALDWIN, SR., et ux

F 72716

IDENTIF. REFERENCE

JAN 18 8 47 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 35000.00- CO | |
| | | | 91.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 97.50- | |
| 7896A01/18/80 | | | BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

F 727716

IDENTIFICATION REFERENCE

JAN 18 8 48 AM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

**No.** 737385