ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
HOWARD L. BALTIMORE et ux (NAME)	FIRST TENNESSEE BANK N.A. MEMPHIS (NAME)	130-1-188
105 Blackburn Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 474 (STREET ADDRESS)	7DZ-29860
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP CODE)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- ---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

ROSS T. MALLOY and wife, REBECCA M. MALLOY,

hereinafter called the GRANTORS,

have bargained and sold, and by these presents do transfer and convey unto the said HOWARD L. BALTIMORE and wife, ANITA W. BALTIMORE

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

Land in Davidson County, Tennessee, being parts of Lots Nos. 103, 104 and 107, on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, Register's Office for said County, and described according to a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, April 22, 1952, as follows:

Beginning at an iron pin in the northeasterly margin of Blackburn Avenue, 95 feet southeast from the corner of Lots Nos. 107 and 109; thence northeasterly 124.8 feet to an iron pin in the line of Lot 105, 15 feet northerly from the common corner of Lots Nos. 104 and 105; thence with the line between Lots Nos. 105 and 107 southerly 15 feet to a point, the common corner of Lots Nos. 104 and 105; thence with the line between said Lots Nos. 104 and 105 easterly 21.3 feet to an iron pin; thence southeasterly 140.8 feet to an iron pin in the southerly line of Lot 103; thence with the line of Lots Nos. 103 and 107, and along the line of Lot No. 102, southwesterly 74 feet to an iron pin in the margin of Blackburn Avenue, at the common corner of Lots Nos. 102 and 107; thence with the margin of Blackburn Avenue northwesterly 121 feet to the beginning.

Being the same property conveyed to Ross T. Malloy and wife, Rebecca M. Malloy by deed from Ruth Bannerman McLeod, unmarried, of record in Book 5032, page 113, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1980 property taxes which are being prorated and which the Grantees assume in full; to an easement for sanitary sewer and/or storm drainage of record in Book 5400, page 648, Register's Office for Davidson County, Tennessee; and to an easement for flow of Richland Creek.

~~unimproved~~ ( )
This is improved (XX) property, known as 105 Blackburn Avenue, Nashville, Tennessee 37205
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 9th day of April, 19 80.

Ross T. Malloy
ROSS T. MALLOY

Rebecca M. Malloy
REBECCA M. MALLOY

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROSS T. MALLOY and wife, REBECCA M. MALLOY

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 9th day of April, 1980.

My commission expires 1-19-81 Notary Public

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 $ 69,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Howard L. Baltimore

Sworn to and subscribed before me
this 9th day of April, 1980.

My commission expires 1-19-81 Notary Public

This instrument was prepared by:	
Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215	
Name	Address

RUSH

2815 WARRANTY DEED $55.00 CHECK

FROM ROSS T. MALLOY and wife,

REBECCA M. MALLOY

TO HOWARD L. BALTIMORE and wife,

ANITA W. BALTIMORE

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

APR 10 3 31 PM '80

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

F 84540

File Box 19

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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

69000.00- CO
179.40 CO TX
.50 PRFEE
6.00 WDEED
CHECK 185.90-
2815A04/10/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-84540

TO ENTER REFERENCE

APR 10 3 31 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 751754