This instrument prepared by Milton W. Smith, Jr.
6928 11/17/80 414.00 2400 Crestmoor Road, Nashville, TN 37215

WARRANTY DEED

BOOK 5679 PAGE 88

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Rosecrans Baldwin, [redacted]	Home Federal Savings & Loan	Map 145-7
(NAME)	(NAME)	
5111 Granny White Pike	230 Fourth Avenue, North	Parcel 27
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	Nashville, TN 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
Cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, including the assumption by said Grantees of the unpaid balance of a deed of trust executed by the Grantees, hereinafter named, to Home Federal Savings & Loan Association of record in Book 4997, page 869, Register's Office for Davidson County, Tennessee, in the original amount of $40,000.00, which unpaid balance the Grantees agree to assume and promise to pay,
Richard L. Hotchkiss and wife, Ann M. Hotchkiss, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said
Rosecrans Baldwin, [redacted] and wife, Ann Behr Baldwin, hereinafter called Grantees, their
certain real estate in Davidson County, Tennessee, as follows: *(successors), heirs and assigns,*

Being Lot No. 2 on the Plan of Hillmont Estates, Section I, of record in Book 3700, page 100, Register's Office for said county. Said Lot No. 2 fronts 265 feet on the northwesterly side of Granny White Pike and extends back 474.1 feet on the northwesterly line and 464.4 feet on the southwesterly line to a dead line in the rear measuring 117.9 feet thereon.
Being the same property conveyed to Grantors by deed from Estes-Taylor Company, Inc. of record in Book 4903, page 710, said Register's Office.

This conveyance is subject to easement, restrictions, and the plan of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 157,000.00
Subscribed and sworn to before me, this the 17th day of November 19 80
Affiant
My commission expires: Jan 22, 1984 (Affix Seal)
Notary Public

This is (unimproved ( ) improved (X) property, known as 5511 Granny White Pike, Nashville, TN 37215
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Grantees, their
XXXXXX
heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their
(XXXXXX *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 17th *day of* November, 19 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard L. Hotchkiss

Ann M. Hotchkiss

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,*

Richard L. Hotchkiss and wife, Ann M. Hotchkiss

the within named 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* 19th *day of* November, *19* 80.

Notary Public

Commission expires Jan 22, 1984

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, *, a Notary Public of the State and County aforesaid, personally appeared* *with whom I am personally acquainted, and who, upon oath, acknowledged* *self to be* *of the* *the within named bargainor, a corporation, and that* *he as such* *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* *self as* *.

Witness my hand and seal, at office in *this* *day of* *, 19* *.

Notary Public

Commission expires *

WARRANTY DEED

FROM

TO

RUSH

G 17784

IDENTIFICATION REFERENCE

Nov 17 2 37 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Colonial Title Company

2400 Crestmoor Road

NASHVILLE, TENNESSEE 37215

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5679 PAGE 90

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
			157000.00- CO	
			406.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 414.70-	
4923A	11/17/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G177844

IDENTIF. REFERENCE

Nov 17 2 37 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 792365