BOOK 5704 PAGE 289

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF January 1981

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

G. Thomas Shields, Atty 101 Cumberland Ave., Suite 100 Madison, Tenn 37115

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Frederick Baldwin etux (NAME)	same as new owner (NAME)	Map 51-10
695 Freda Villa (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 17
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Trustees of Gallatin Road Baptist Church

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Frederick Baldwin and wife, Janice W. Baldwin,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ~~THE FOLLOWING DESCRIBED LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:~~

a seventy-five percent (75 %) undivided interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 34 on the Plan of Oakland Acres, Section 4, as of record in Book 2133, page 19, Register's Office for said County.

Said Lot No. 34 fronts 155 feet on the southerly side of Freda Villa and runs back 274.9 feet on the westerly line and 292.8 feet on the easterly line to a dead line, measuring 156.4 feet thereon.

Being the same property conveyed to Trustees of Gallatin Road Baptist Church by deed from William L. Miller and wife, Wilma Sue Miller and L. H. South and wife, Rebecca South, of record in Book 4438, page 776, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) / improved (XX) property, known as 695 Freda Villa, Madison, TN 37115
(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 1st day of January, 19 81

GALLATIN ROAD BAPTIST CHURCH

Paul E. King — Trustee

C. E. Wood — Trustee

James F. McDaniel — Trustee

Ralph D. Mayes — Trustee

Trustee

STATE OF TENNESSEE
Davidson County

BOOK 5704 PAGE 290

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL E. KING, JAMES F Mc DANIEL C.E. WOOD AND RALPH D. MAYES ALL TRUSTEES OF GALLATIN ROAD BAPTIST CHURCH

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 1ST day of January, 19 81

Commission expires Oct 21, 1984

Notary Public

STATE OF TENNESSEE
Davidson County

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
Trustees of Gallatin Road Baptist Church

TO
George Frederick Baldwin et ux

G 26938

IDENTIF. REFERENCE

JAN 27 2 22 PM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

ST. PAUL TITLE
INSURANCE CORPORATION

We're not everyone else.

01/27 162.50- CHECK

6818

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5704 PAGE 291

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
			60000.00- CO	
			156.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 162.50-	
6818A01/27/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

626938

T
IDENTIF. REFERENCE

JAN 27 2 22 PM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN

No. 803829