WARRANTY DEED

BOOK 5826 PAGE 826

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

David M. Baldwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 1981.

Tracy Trumbaur
Notary Public

MY COMMISSION EXPIRES: 10-11-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID M. BALDWIN (NAME)	same (NAME)	104-15
2703 BELCOURT AVE. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part 196
NASHVILLE, TN. 37212 (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, LULA R. JOHNSON, A WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID M. BALDWIN AND WIFE, DIANE WHITTEN

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 AND THE EASTERLY 2 FEET OF LOT NO. 10 ON THE PLAN OF H.P. JACOBS' SUBDIVISION OF THE W.M. MANELY TRACT, AS OF RECORD IN BOOK 547, PAGE 27, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 9 AND THE EASTERLY PART OF LOT NO. 10 FRONT TOGETHER 62 FEET ON THE NORTHERLY SIDE OF WEST ASHWOOD AVENUE OR HILLSBORO PLACE, AND RUNS BACK BETWEEN PARALLEL LINES 125 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO NOLEN C. JOHNSON AND WIFE, LULA R. JOHNSON BY DEED FROM ARCHIE L. FREY AND WIFE, CAMILLE SEXTON FREY, AS OF RECORD IN BOOK 3348, PAGE 381, SAID REGISTER'S OFFICE, THE SAID NOLEN C. JOHNSON HAVING SINCE DIED.

This is unimproved ( ) improved (X) property, known as 2116 ASHWOOD AVE. NASHVILLE, TN. 37212
(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 MY hand this 30TH day of NOVEMBER, 1981

X Lula R. Johnson
LULA R. JOHNSON

STATE OF ALABAMA
COUNTY OF MADISON

BOOK 5826 PAGE 827

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LULA R. JOHNSON

the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at HUNTSVILLE, this 10 day of NOVEMBER, 19 81

Commission Expires 4-16-83 x Lula F. Sanders Jr, Notary Public.

STATE OF
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 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

My commission expires Notary Public

G 70657

1222 12/03 136.50- CHECK

IDENTIF. REFERENCE

DEC 3 2 00 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail To:
William G. Traher
P. O. Box 140855
Nashville, Tenn. 37214

WARRANTY DEED

FROM
LULA R. JOHNSON

TO
DAVID M. BALDWIN ET UX

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5826 PAGE 828

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
			50000.00- CO	
			130.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	136.50-
1222A	12/03/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 70657

IDENTIF. REFERENCE

DEC 3 2 00 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 856217