SEND TAX BILLS TO:

Eldon James Baldwin

Route 1, Independence Hill Road

Arrington, Tennessee 37014

This Instrument Prepared By:

FRANK M. FLY
Attorney at Law
301 North Spring Street
Murfreesboro, TN 37130

Map 105-4
par 261 JT

WARRANTY DEED

BOOK 5848 PAGE 118

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ROLAND C. WOLFE, JR., have bargained and sold and do hereby transfer and convey unto ELDON JAMES BALDWIN and wife, LINDA J. BALDWIN, their heirs and assigns forever, a certain tract or parcel of land in Davidson County, Tennessee described as follows:

> Being parts of Lots No. 16 and 17 in the Subdivision of Old Fair Ground Property, a plan of which is of record in Book 21, page 116, Register's Office for Davidson County, Tennessee, and being Lot 34 in Rain's Subdivision, plat, not of record, described as follows:
>
> BEGINNING on the easterly margin of East Hill Street at a point 95 feet northerly from the northerly margin of North Hill Street, at the corner of Lots 34 and 35; thence with the easterly margin of said East Hill Street, northerly 66.4 feet to an alley; thence with the southerly margin of said alley, easterly 191.3 feet to the westerly margin of an alley; thence with said last named alley, southerly 65.85 feet to the corner of said Lots 34 and 35; thence westwardly with the line between said lots 182.86 feet to the beginning.
>
> Being the same property conveyed to Roland C. Wolfe, Jr. by deed from Eldon James Baldwin and wife, Linda J. Baldwin of record in Book 5793 at page 265 and rerecorded in Book 5797 at page 273 in the Register's Office of Davidson County, Tennessee.
>
> This instrument is made subject to all applicable local government planning, building and zoning regulations.
>
> This instrument is also made subject to all outstanding Deeds of Trust of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Eldon James Baldwin and wife, Linda J. Baldwin, their heirs and assigns forever.

FEB 2 2 47 PM '82
REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

G 7 8 3 9 3

I covenant that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as of record. BOOK 5818 PAGE 119

I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said land to the said Eldon James Baldwin and wife, Linda J. Baldwin, their heirs and assigns against the lawful claims of all persons.

WITNESS MY HAND, this the 28 day of January, 1982.

ROLAND C. WOLFE, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROLAND C. WOLFE, JR., the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Tennessee, this the 28 day of January, 1982.

Frank M. Fly
NOTARY PUBLIC

My Commission Expires: 10/14/85

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is $395,000; which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 28 day of January, 1982.

Frank M. Fly
NOTARY PUBLIC OR REGISTER

My Commission Expires 10/14/85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5848 PAGE 120

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

395000.00- CO
1027.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 1033.50-
0891A02/02/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G78393

IDENTIF. REFERENCE

FEB 2 2 47 PM '82

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

No. 865502