Berger & Jay Bell
John M. Baldwin
2912 - Ilymmeade Dr
Nash - Tenn 37214

Map 21 7

BOOK 5954 PAGE 868

THIS INSTRUMENT PREPARED BY CHRISTINA NORRIS, CLERK AND MASTER, CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, 7 METRO COURT HOUSE, NASHVILLE, TENNESSEE

THIS INDENTURE, made the 19th day of July, A.D., 1982, between CHRISTINA NORRIS, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, party of the first part, and JOHN M. BALDWIN, party of the second part,

WITNESSETH, that by a decree of said Court, in the cause of EVELYN ELAINE (ELLIS) BALDWIN, et al, Plaintiffs and SHERRY LYNN HAND, et al, Defendants, Rule No. 81-2220-I, and entered on page 189 of Minute Book 120, the said Clerk and Master did on the 22nd day of April, 1982, sell at public auction the real estate hereinafter described to the said JOHN M. BALDWIN for Twenty-two Thousand Five Hundred ($22,500.00) Dollars, as appears from the report of said Clerk and Master, made in said cause to the April Term, 1982, and entered on page 331 of Minute Book 121, and as amended on page 533 of Minute Book 121, and the said consideration having been paid as required by the decree of said Court confirming said report,

NOW, THEREFORE, in order to carry into effect said sale, in pursuance of said decree, the said CHRISTINA NORRIS, as such Clerk and Master, does hereby transfer and convey to the said JOHN M. BALDWIN and to his heirs and assigns forever, as an indefeasible inheritance in fee simple, said tract or parcel of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows - viz:

> Beginning in the center of the Clarksville Road at the southwest corner of the 100 acre tract conveyed to John L. Gilliam by deed from James I. Newsome, of record in Book 144, page 89, Register's Office for said County; thence with the center of the said Road, S 73 degrees East 18.5 poles to the southwest corner of the property conveyed to R. B. Hicks and wife, by deed from J. D. Hicks, of record in Book 821, page 249, said Register's Office; thence with said Hicks westerly line northwardly 90.7 poles, more or less, to the northwest corner of said Hicks property; thence westwardly 18.02 poles to a stake and pointers; northwest corner of said 100 acre tract; thence South 86.7 poles to the beginning, containing 10 acres, more or less.

Being the same property conveyed to Haywood Baldwin by deed from Ann B. Malone and Donna Quinters, Administratrix of the estate of Marshall Baldwin, of record in Book 4542, page 187, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with all the hereditaments and appurtenances thereunto belonging, to the said JOHN M. BALDWIN and to his heirs and assigns, as an indefeasible inheritance in fee simple forever.

IN WITNESS WHEREOF, the said CHRISTINA NORRIS, Clerk and Master as aforesaid, has hereunto set her hand the date first above written.

Christina Norris
CLERK AND MASTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jana Herrera, a Notary Public in and for said County and State, the within named CHRISTINA NORRIS, Clerk and Master, 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 seal this 19th day of July, 1982.

Jana Herrera
NOTARY PUBLIC

My commission expires July 21, 1984.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 22,500.00
John M. Baldwin
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 26th DAY OF October 19 82
Deputy Register

RECEIVED

OCT 26 12 03 PM '82
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

H 14202

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5954 PAGE 870

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
			22500.00- CO	
			56.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	65.00-
6049A	10/26/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 4 2 0 2

IDENTIF. REFERENCE

OCT 26 12 03 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 906648