FILE BOX 3

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 5982 PAGE 22

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,500.00

John Marlin Baldwin, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 19 82

Patricia Elmo Johnson
Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Marlin Baldwin, Jr.	Third National Mortgage Company	MAP 149-3
(NAME)	(NAME)	
2439 Broadview Drive	P.O. Box 2628	PARCEL 8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Nashville, Tennessee 37219	2D-42355
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Elmer Forrester and wife Margaret P. Forrester

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Marlin Baldwin, Jr. and wife Rose L. Baldwin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

Land in Davidson County, Tennessee, being Lot No. 420 on the Plan of Edge-O-Lake Subdivision, Section 6, as of record in Book 3700, Page 16, Register's Office for said County.
Said Lot No. 420 fronts 80 feet on the westerly side of Broadview Drive and runs back between lines, 167.72 feet on the westerly side and 154.76 feet on the easterly side to a line in the rear on which it measures 96.11 feet thereon

Being the same property conveyed to Elmer Forrester and wife Margaret P. Forrester by deed from Thurman and Stevens Construction Company, Inc., of record in Book 3977, Page 483, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 3908, Page 161, Register's Office for said County.

Property is subject to a 30 foot Minimum Building setback Line from Broadview Drive, a 10 foot Public Utility and Drainage Easement along northerly and westerly lot lines, and a 5 foot by 25 foot Utility Anchor Easement at north-easterly lot corner, and a 15 foot Public Utility and Drainage Easement along easterly lot line.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is improved (XX) unimproved ( ) property, known as 2439 Broadview Drive (House Number) (Street) (P.O. Address) Nashville, Tennessee (City or Town) 37217 (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 heir 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 22ND day of DECEMBER, 19 82

Elmer Forrester Elmer D Forrester

Margaret P. Forrester Margaret P. Forrester

Elmer Forrester and Elmer D. Forrester being one and the same person.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elmer Forrester and wife Margaret P. Forrester

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 22ND day of DECEMBER, 19 82

Commission expires 10-20-85

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 bargainer, and corporation, and that (he) / (they) as such _____ and _____, being authorized so to do, execute 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

Elmer Forrester

TO

John Marlin Baldwin, Jr.

H 22895

IDENTIF. REFERENCE

Dec 23 11 59 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

[illegible].00- CO
[illegible].00 CO TX
.50 PRFEE
[illegible].00 MISC
CHECK 138.00-
[illegible] BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 228 95

IDENTIF. REFERENCE

DEC 23 11 59 AM '02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 917446