OFFICIAL RECEIPT

Prepared by:
Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

WARRANTY DEED

BOOK 6008 PAGE 584

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Don R. Abercrombie and wife, Susan R. Abercrombie	The Lomas & Nettleton Co.	147-5
(NAME)	(NAME)	
4409 Franklin Road	3200 Pacific	#235
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204	Virginia Beach, Va	6DU-30515
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Churchill Mortgage Corporation, secured by deed of trust in Book 5128, page 711, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

ROBERT S. BALDWIN and wife, SHEILA P. BALDWIN

have this day bargained and sold, and do hereby transfer and convey unto the said

DON R. ABERCROMBIE and wife, SUSAN R. ABERCROMBIE

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Caldwell Country Estates, Section IV, of record in Book 2854, page 101, Register's Office for Davidson County, Tennessee.

Said Lot fronts 90 feet on the southerly side of Blackman Road and extends back 170.64 feet on the easterly line and 168.55 feet on the westerly line, which is a broken line to a dead line in the rear, measuring 84.59 feet thereon.

Being the same property conveyed to Robert S. Baldwin by quitclaim deed from Sheila P. Baldwin, of record in Book 5762, page 604, said Register's Office.

GAIL PIGG NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,500.00

Subscribed and sworn to before me, this the 10th day of February 19 83

Affiant

My commission expires: 1/20/85 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 307 Blackman Road, Nashville, Tennessee (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1983 taxes; deed of trust in Bk.5128,p.711; plan of record in Bk.2854,p.101; restrictions in Bk.3075, p.32 encroachment of driveway upon adjoining lot shown on survey by

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons. Hal R. Swann, Jr.

Whenever 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 hands this 7th *day of* February, 19 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert S. Baldwin

Robert S. Baldwin

Sheila P. Baldwin

Sheila P. Baldwin

OFFICIAL RECEIPT

BOOK 6008 PAGE 585

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Robert S. Baldwin and wife, Sheila P. Baldwin

*the within named 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* 7th *day of* February, 1983

PATRICIA BOURKE NOTARY PUBLIC DAVIDSON COUNTY, TN

Patricia Bourke *Notary Public*

Commission expires 4/22/84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

7959 02/18 151.20- CHECK

H 3 1 6 8 2

RUSH

IDENTIF. REFERENCE

FEB 18 8 14 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Robert S. Baldwin et ux

TO

Don R. Abercrombie et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

BOOK 6008 PAGE 586

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
			59500.00- CO	
			154.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 161.20-	
7959A02/18/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 1 1 6 8 2

T IDENTIF. REFERENCE

FEB 18 8 14 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 930090