Map 130-2 Parcel 159
Field Book # BM-07920

WARRANTY DEED

BOOK 6030 PAGE 807

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable consideration, LLOYD C. MILLER and wife, MARY WILSON MILLER have bargained and sold and by these presents do transfer and convey to DAVID M. BALDWIN, his heirs and assigns forever, the following described real property located in the Seventh Civil District of Davidson County, Tennessee; to wit:

> Land in the 7th Civil District of said County, in the City of Belle Meade, being the westerly 130 feet of Lot No. 6 on the plan of a subdivision of Lots Nos. 12 and 13 and re-subdivision of Lots Nos. 10 and 11 of Belle Meade Plan No. 2, as of record in Book 421, page 112, Register's Office for said County.
>
> Said Part of Lot No. 6 fronts 130 feet on the southerly side of Howell Place and runs back between parallel lines with the easterly margin of Jackson Boulevard 200 feet to a dead line.
>
> Being the same property conveyed to Lloyd C. Miller and wife, Betty Bond Miller (deceased) of record in Book 1320, page 674, Register's Office of Davidson County, Tennessee. And being the same property in which Lloyd C. Miller granted Mary Wilson Miller an undivided one-half interest as tenants by the entirety in Book 5211, Page 93, Register's Office of Davidson County, Tennessee.
>
> And being the same property conveyed to Lloyd C. Miller and Mary Wilson Miller by deed of Lloyd C. Miller and wife, Mary Wilson Miller to create an estate held as tenants in common rather than tenants by entirety of record in Book 5817, Page 197, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements and appurtenances thereunto, belonging unto the said DAVID M. BALDWIN, his heirs and assigns forever.

AND WE DO COVENANT with the said DAVID M. BALDWIN, his heirs and assigns, that we are lawfully seized and possessed of said property. That we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY THEREOF, we have hereunto set our signatures this

31st day of March, 1983.

LLOYD C. MILLER

Mary Wilson Miller
MARY WILSON MILLER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me James B. Forbes, a Notary Public in and for said County and State, LLOYD C. MILLER, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of March, 1983.

James B. Forbes
NOTARY PUBLIC

My commission expires:

12-6-83

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me James B. Forbes, a Notary Public in and for said County and State, MARY WILSON MILLER, 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 this 31 day of March, 1983.

James B. Forbes
NOTARY PUBLIC

My commission expires:

12-6-83

STATE OF TENNESSEE

BOOK 6030 PAGE 809

COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00, which amount is equal to or greater than the amount which the property transferred would demand at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me, this 31st day of March, 1983.

NOTARY PUBLIC

My commission expires:

Oct. 2-4, 1983

This instrument was prepared by:

JANE B. FORBES
Attorney at Law
347-B Main Street
Franklin, TN. 37064

(615-790-1280)

Send Tax bills to:

David M. Baldwin
4409 Howell Place
Nashville, TN. 37205

RUSH

IDENTIF. REFERENCE

APR 1 12 01 PM '83

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 39600

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6030 PAGE 810

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
			125000.00- CO	
			325.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	334.50-
7494A04/01/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 39600

IDENTIF. REFERENCE

APR 1 12 01 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 939313