# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6058 PAGE 306

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ms. Mary C. Monroe<br>Ms. Cheryl Colston (NAME) | Wachovia Mortgage Company (NAME) | 161-3 |
| 446 Westcrest Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 3174 (STREET ADDRESS) | 131 |
| Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP) | Winston-Salem, N.C. 27102 (CITY) (STATE) (ZIP) | FB# 6DU-67022 |

FOR AND IN 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, DWIGHT W. BALDWIN and wife, ANNETTE M. BALDWIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY C. MONROE and CHERYL COLSTON as joint tenants with the right of survivorship ,

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

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of McMurray Park as of record in Plat Book 5050, page 89, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dwight W. Baldwin and wife, Annette M. Baldwin by deed from W. L. Bainbridge, III and wife, Josephine G. Bainbridge of record in Book 5318, page 131, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes; (2) Restrictions of record in Book 5185, page 137; and (3) All matters appearing on the Plan of record in Plat Book 5050, page 89, said Register's Office.

As part of the consideration for this transfer, the grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated July 28, 1978, in the original principal sum of $34,150.00, payable to Commerce Union Bank in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5318, page 133, said Register's Office.

H 48392

IDENTIF. REFERENCE

MAY 18 8 41 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 446 Westcrest Drive Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of May 19 83

Dwight W. Baldwin
DWIGHT W. BALDWIN

Annette M. Baldwin
ANNETTE M. BALDWIN

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dwight W. Baldwin and wife, Annette M. Baldwin

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 16th day of May, 1983.

My commission expires 4-19-87 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,942.46

Mary C. Monroe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 1983

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM DWIGHT M. BALDWIN and wife,

ANNETTE M. BALDWIN

TO MARY C. MONROE and

CHERYL COLSTON

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

# OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

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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 |
|---|---|---|---|---|
| | | | 47542.46- CO | |
| | | | 124.54 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 131.04- | |
| | | | 8221A05/18/83 REL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 8 3 9 2

IDENT. REFERENCE

MAY 18 9 41 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 949687