1E

WARRANTY DEED H97455

RUSH

BOOK 6214 PAGE 30

FROM: Town & Country Properties, Inc.

TO: Robert S. Baldwin

IDENTIF. REFERENCE

Address New Owner(s) as follows:

Robert S. Baldwin
239 Cherokee Road
Nashville, TN. 37205

Send Tax Bills to: Jan 13 9 11 AM 101 Map/Parcel No.

FELIX Z. DAVIDSON COUNTY, TN

Metropolitan Federal Savings & Loan Association
P.O. Box 8886
Nashville, TN 37202

Map 147-2-B

Parcel 8

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $31,400.00

Robert S. Baldwin
Affiant

Subscribed and sworn to before me, this the 16 day of January, 1984.

Carol A. Shaker
Notary Public

NOTARY PUBLIC CAROL A. SHAKER DAVIDSON COUNTY, TENN.

My Comm. Expires: 4/12/85

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Town & Country Properties, Inc., hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto ROBERT S. BALDWIN, hereinafter called "Grantee", (whether one or more persons or entities) his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit A-108, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188 page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to Town & Country Properties, Inc. by deed from Nelson C. Andrews and wife, Susan Adams Andrews of record in Book 6048, page 281, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit A-108, Caldwell Court Condominiums, 550 Harding Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those exceptions listed in the schedule of exceptions to coverage in the title insurance policy

01/13 91.14- CHECK

6159

furnished Grantee by Grantor insuring Grantee's interest in the above described property. The schedule of exceptions to such title insurance policy is by reference incorporated herein. BOOK 6214 PAGE 31

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Caldwell Court Condominiums and Caldwell Court Condominium Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Caldwell Court Condominium Association, Inc. in connection with Caldwell Court Condominiums. Grantee specifically consents to the terms and conditions of Paragraph 8 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the parties have executed this instrument as of December 1, 1983.

Robert S. Baldwin

TOWN & COUNTRY PROPERTIES, INC.

BY: Gary Sisco

TITLE: Pres.

"GRANTEE" "GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gary Sisco with whom I am personally acquainted, and who upon oath acknowledged himself to be President of Town & Country Properties, Inc., a Tennessee corporation, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of corporation by himself as President.

Witness my hand and seal, in Nashville, Tennessee, this the 13 day of January, 1984.

My Commission Expires: 7-21-85

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert S. Baldwin, 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 seal, in Nashville this the 6 day of January, 1984.

My Commission Expires: 4/12/85

Carol A. Shaker
NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____)

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

Witness my hand and seal, in _____ this the ____ day of _____, 19___.

My Commission Expires: _____

_____
NOTARY PUBLIC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6214 PAGE 33

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
			31400.00- CAMT.	
			61.64 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	91.14-
6159A01/13/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H S 7 4 5 5

IDENTIF. REFERENCE

JAN 13 3 11 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 6584