THIS INSTRUMENT PREPARED BY: Vicky V. Klein, Attorney at Law
907 Two Mile Parkway, Building E
Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6260 PAGE 126

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN M. BALDWIN	THE KISLAK ORGANIZATION	Map 96-15
(NAME)	(NAME)	
3113 Lakeland Drive	1101 Brickell Avenue	Parcel 8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Donelson, TN	Miami, FL 33131	3DZ 59626
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness of record in Book 5019, page 859, Register's Office for Davidson County, Tennessee, which Grantee promises to pay and agrees to hold Grantors harmless therefrom,

MARY LYNNE CUNNINGHAM, as Attorney-In-Fact for MICHAEL A. CUNNINGHAM, and MARY LYNNE CUNNINGHAM, Individually, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said
JOHN M. BALDWIN, hereinafter referred to as Grantee,
his *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 913 on the plan of Clover Hill, Section XI, of record in Book 2663, page 26, Register's Office for said County, described as follows:

SAID Lot No. 913 fronts 75 feet on the southeasterly margin of Lakeland Drive and extends back 263.7 feet, more or less, passing a witness line at 173.7 feet on the northeasterly line and 200.5 feet, more or less, passing a witness line 177.5 feet on the southwesterly line to McCrory Creek in the rear measuring 90 feet, more or less thereon.

BEING the same property vested in Michael A. Cunningham and Mary Lynne Cunningham, pursuant to Final Decree of Divorce of record in Minute Book 132-B, page 1556, Circuit Court for Davidson County, Tennessee, and further being the same property conveyed to Michael A. Cunningham and wife, Mary Lynne Cunningham, by deed from Luke M. Snell and wife, Wilma G. Snell, of record in Book 5418, page 282, Register's Office for Davidson County, Tennessee.

Mary Lynne Cunningham executes this instrument as Attorney-In-Fact for Michael A. Cunningham, pursuant to Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 44,625.26
Subscribed and sworn to before me, this the 28 day of March 19 84
Affiant John M. Baldwin
My commission expires: 4/21/85 (Affix Seal)
Notary Public Carolyn J. Waddey

This is improved (X) unimproved ( ) property, known as 3113 Lakeland Drive, Donelson, 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 belonging to the said
Grantee,
his *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee,
his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 28 *day of* March, 19 84, *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Michael A. Cunningham
by Mary Lynne Cunningham
attorney in fact

John M. Baldwin
Mary Lynne Cunningham

4514 03/30 122.46- CHECK

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ...the undersigned..... *, a Notary Public in and for said County and State,* ..MARY LYNNE CUNNINGHAM; and.....
.....JOHN M. BALDWIN.....
.....
the within named bargainor ..S... *, with whom I am personally acquainted, and who acknowledged that* .....they..... *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at .....Nashville..... *Tennessee, this* .....28..... *day of* .....March..... *, 19* 84.....

Carolyn F. Waddey
.....*Notary Public*

Commission expires .....4/21/85.....

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 .....

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 MARY LYNNE CUNNINGHAM, to me known to be the person who executed the foregoing instrument on behalf of MICHAEL A. CUNNINGHAM and acknowledged that she executed the same as the free act and deed of the said MICHAEL A. CUNNINGHAM for the purposes therein contained.

WITNESS my hand and official seal this the 28 day of March 1984.

Carolyn F. Waddey
NOTARY PUBLIC

My commission expires: 4/21/85

WARRANTY DEED

FROM

MICHAEL A. CUNNINGHAM, AND

TO MARY LYNNE CUNNINGHAM

JOHN M. BALDWIN

FELIX E. DALE, JR., REGISTER
DAVIDSON COUNTY, TN

MAR 30 9 33 AM '84

IDENTIF. REFERENCE

112240

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6260 PAGE 128

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

44625.26- CAMT.
115.96 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 122.46-
4514A03/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I 2 4 0

IDENTIFICATION REFERENCE

MAR 30 9 33 AM '84

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No. 24387

797-1136