BOOK 6338 PAGE 124

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,965.83

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July 19 84.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Pelham (NAME)	Leader Federal Savings & Loan Assn. (NAME)	2D-55302
112 Timber Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3410 (STREET ADDRESS)	136-7
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38103 (CITY) (STATE) (ZIP)	56

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, WE, Bruce Dale Baldwin and wife, Lori Baldwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Pelham and wife, Nancy C. Pelham

HEREINAFTER CALLED THE GRANTEES, THEIR 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, Tennssee, being Lot No. 68 on the Plan of Priest Lake Park Subdivision, Section 2, of record in Book 4175, page 57, Register's Office for said County.

Said Lot No. 68 fronts 89 feet on the northerly side of Timber Ridge Drive and extends back 135.00 feet on the easterly line and 135.00 feet on the westerly line to a dead line measuring 104.90 feet thereon.

BEING the same property conveyed to Bruce Dale Baldwin and wife, Lori Baldwin, by deed from Douglas J. Wheaton, Jr. and wife, Marilyn Wheaton, of record in Book 6090, page 498, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 4317, page 17, said Register's Office, and all other existing easements of record.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a Deed of Trust of record in Book 6090, page 494, said Register's Office, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees herein.

This is ( ) unimproved (X) improved property, known as 112 Timber Ridge Drive, Nashville, TN 37217
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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

Witness our hands this 13th day of July, 19 84

Lori Baldwin — Lori Baldwin

Bruce Dale Baldwin — Bruce Dale Baldwin

3712

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 Bruce Dale Baldwin and wife, Lori 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 13th day of July 1984

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

RECEIVED
DAVIDSON COUNTY, TN
JUL 16 9 11 AM '84
REGISTER'S OFFICE

IDENTIFICATION REFERENCE

RUSH

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

WARRANTY DEED

FROM
Bruce Dale Baldwin
Lori Baldwin

TO
Thomas J. Pelham
Nancy C. Pelham

1 3 6 9 2 7 4

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

76965.60- CONT.
205.40 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 811.30-
3712A07/16/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 6 2 7 4

IDENTIF. REFERENCE

JUL 16 9 47 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0052770