BOK 35

FORM NO. WD-1

G# 246413

CHICAGO TITLE INSURANCE CO.
FIRST AMERICAN CENTER
BROADWAY STREET
NASHVILLE, TENNESSEE 37238

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

/s/ Robert K Mills
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 84

Notary Public

MY COMMISSION EXPIRES: 5-14-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., 2002 Richard Jones Rd., C-301, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gearldean Johnson (NAME)	Leader Federal Savings & Loan Association (NAME)	9D-65190
8300 Sawyer Brown Road (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	142-5-2-86
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38103 (CITY) (STATE) (ZIP)	

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, Nina Gail Abbott (now Baldwin), etvir, Darrell Baldwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gearldean Johnson, unmarried

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, Tennessee, being a part of the Plan of River Plantation, Section Three Condominium Apartments, as of record in Book 4675, Pages 75, 76 & 77, said Register's Office described as follows:

UNIT No. P-307 on said Plan together with the Carport designated No. P-307-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Three, Condominium.

BEING the same property conveyed to Nina Gail Abbott (now Baldwin) by deed from Jerry W. Harris et ux, Melva B. Harris of record in Book 5204, Page 912, said Register's Office for Davidson County, Tennessee.

I, Darrell Baldwin, husband of Nina Gail Abbott (now Baldwin), join in this conveyance for the purpose of conveying any interest I may have in the above described property, particularly marital rights.

07/30 172.90 CHECK

This is unimproved (X) improved ( ) property, known as 8300 Sawyer Brown Road, Nashville, Tennessee 37221
(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 ~~my~~ our hand s this 27th day of July, 19 84

/s/ Nina Gail Abbott Baldwin
Nina Gail Abbott (now Baldwin)

/s/ Darrell Baldwin
Darrell Baldwin

7968

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nina Gail Abbott (now Baldwin), etvir, Darrell Baldwin

the bargainors, with whom I am personally acquainted, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 19 84.

Commission expires 4-17-87

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

WARRANTY DEED

FROM

TO

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

RECEIVED FOR RECORD AND REGISTER
DAVIDSON COUNTY, TN
JUL 30 2 45 PM '84

IDENTIFICATION REFERENCE

13604

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	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

64000.00- CAVT
166.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 172.90-
7968A07/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 39604

IDENTIF. REFERENCE

JUL 30 2 46 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0056896