ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Thomas E. Baldridge (NAME)	same (NAME)	116-4
2005 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	148 & 149
Nashville, TN 37210 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	BOOK 6403 PAGE 717

WARRANTY DEED

BOOK 6342 PAGE 189

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, receipt of which is hereby acknowledged, Commerce Properties, a partnership

have bargained and sold, and by these presents do transfer and convey unto ~~him, her, them~~ Thomas E. Baldridge

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract I (See attached Exhibit A)

Being the same property conveyed to Commerce Properties by deed from Kathryn D. Huddleston, of record in Book 6212, page 639, said Register's Office.

Tract II (See attached Exhibit A)

Being the same property conveyed to Commerce Properties by deed from Madge T. McCreedy, of record in Book 6216, page 523, said Register's Office.

Said property is unencumbered , except as follows:

1. 1984 taxes, which have been prorated and assumed by the Grantee.
2. Restrictive Covenants of record in Book 1940, page 386, said Register's Office.
3. Matters shown on the plan of record in Book 332, page 85, said Register's Office.

unimproved ( )
This is improved (X) property, known as 610 & 612 Estes Road (House Number) (Street)
Nashville, Tennessee 37215
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 24th day of July, 1984.

Commerce Properties

BY: [signature]

Partner

BOOK 6403 PAGE 718 BOOK 6343 PAGE 190

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sam J. Lewis ~~and~~ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the partner ~~and~~ a partnership respectively of Commerce Properties, the within named bargainor, a corporation, and that Sam J. Lewis as such partner, ~~and~~ partnership, executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ by the said Sam J. Lewis as partner ~~and subscribing the same by the~~

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of July, 19 84.

Sandra Frazier
Notary Public

Commission expires 7-27-86

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 210,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas E. Baldridge

Sworn to and subscribed before me this 20th day of July, 19 84.

Sandra Frazier
Notary Public

My commission expires 7-27-86

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:
BASS, BERRY & SIMS, 2700 First American Center, Nashville, TN 37238
Name Address

WARRANTY DEED
FROM Commerce Properties
TO Thomas E. Baldridge

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT A

BOOK 6403 PAGE 719

BOOK 6343 PAGE 191

Tract I: Land in Davidson County, Tennessee, being Lot No. 7, Block F, on the Plan of W.M. Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for said County.

Said Lot No. 7 fronts 100 feet on the easterly side of Estes Avenue and runs back between parallel lines 253.12 feet on the north line and 252,68 feet on the south line to an alley on which it measures 100 feet.

Tract II: Land in Davidson County, Tennessee, being Lot No. 8, Block F, on the Plan of W.M. Cantrell's Subdivision of record in Book 332, page 85, Register's Office for said County.

Said Lot No. 8 fronts 100 feet on the east side of Estes Avenue, formerly Compton Road or Wilson Avenue, and runs back between parallel lines, along the north margin of Westmont Street, or Avenue, 250 feet to an alley in the rear.

3709 10/15 3.00- CHECK Rec'd I 5 6 5 7 9

IDENTIF. REFERENCE Oct 15 2 34 PM '84

RUSH

RUSH

IDENTIF. REFERENCE JUL 20 4 00 PM '84

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