ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Robert S. Baldwin (NAME)	Same (NAME)	
1724 - 21st Ave So (STREET ADDRESS OR ROUTE NUMBER)		92-16-166
Nashville Tn 37212 (CITY) (STATE) (ZIP CODE)	(STREET ADDRESS) (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6553 PAGE 871

For and in consideration of the sum of Ten ($10.00) DOLLARS

Cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, CBS Realty Company, a partnership,

have bargained and sold, and by these presents do transfer and convey unto the said Robert S. Baldwin

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

Land in Davidson County, Tennessee, being part of Lot No. 139 on the Plan of the Boyd Home Tract, as of record in Book 21, Page 39, Register's Office for said County, and described according to a survey made for A.S. Weinbaum, by John Wilkes, Civil Engineer, on January 13, 1933, as follows: BEGINNING at the northeast corner of Broad Street and 19th Avenue South, formerly Douglas Avenue; thence northwardly with the easterly margin of 19th Avenue South, 184 feet to the southerly margin of an 11.5 foot alley; thence eastwardly with same, 48 feet to the northwest corner of the Susan P. Hunter Lot; thence southwardly with her westerly line, 169 feet to the northerly margin of Broad Street; thence with the margin of said Street, westwardly 50.5 feet to the beginning.
Being the same property conveyed to C.B.S. Realty Company, by deed from the Unity Center of Christianity, as of record in Book 3903, Page 289, said Register's Office.

J.O 3.5.1.6

IDENTIF. REFERENCE

MAY 10 1 36 PM 1985

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1816 Broadway (House Number) (Street)
Nashville, Tennessee 37203
(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 10th day of May, 19 85.

C.B.S. Realty Company

By _____
Partner

STATE OF TENNESSEE
DAVIDSON COUNTY

PERSONAL ACKNOWLEDGMENT

BOOK 6553 PAGE 872

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

_____,

the bargainors, 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____ 19, _____

Commission expires _____ Notary Public _____

STATE OF TENNESSEE
DAVIDSON COUNTY

CORPORATE ACKNOWLEDGMENT

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared

_____, 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 _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____ 19, _____

Commission expires _____ Notary Public _____

STATE OF TENNESSEE
DAVIDSON COUNTY

PARTNERSHIP ACKNOWLEDGMENT

Before me, Lettney F Alexander a Notary Public in and for the State and County aforesaid, personally appeared

Sam Seligman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of C.B.S. Realty Company, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of May 19 85

Commission expires 9-21-85 Notary Public Lettney F Alexander

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 160,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Robert S. Ragsdale

Sworn to and subscribed before me
this 10th day of May, 19 85.

My commission expires 9-21-85 Notary Public Lettney F Alexander

Mail This instrument was prepared by:

W.S. Hofstetter, Attorney P.O. Box 150231 Nashville, Tn. 37215
Name Address

3301 WARRANTY DEED

FROM

TO

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

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

RECEIVED OF _____ BOOK 6553 PAGE 873

FOR _____

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
			160000.00- CAMT.	
			416.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	422.50-
6601A05/10/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J035'16"

IDENTIF. T. REFERENCE

MAY 10 1 36 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133312