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04/02/85 (L/CC2/WD)

WARRANTY DEED

Filed

FROM: Robert S. Baldwin

BOOK 6561 PAGE 386

TO: Town & Country Properties, Inc.

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
Town & Country Properties, Inc. 3815 Cleghorn Avenue Nashville, TN 37215	Metropolitan Federal Savings & Loan Association P.O. Box 8886 Nashville, TN 37202	Map 147-2-B Parcels 6, 8, and 104

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 93,575.46

Affiant

Subscribed and sworn to before me, this the 2nd day of May, 1985.

Notary Public

My Comm. Expires: 7-15-89

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Robert S. Baldwin and wife, Sheila P. Baldwin, hereinafter collectively called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Town & Country Properties, Inc., a Tennessee corporation, hereinafter called "Grantee", (whether one or more persons or entities) his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Units A-106, A-108, and F-102, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Units.

Being the same property conveyed to Robert S. Baldwin by deeds from Town & Country Properties, Inc., of record in Book 6214, page 20, Book 6214, page 30, and Book 6214, page 80, Register's Office for Davidson County, Tennessee.

This is improved property, known as Units A-106, A-108, and F-102, Caldwell Court Condominiums, 550 Harding Place, Nashville, Tennessee 37211.

Grantee, by acceptance of this Deed, hereby assumes the indebtedness secured by those Deeds of Trust of record in Book 6214, page 24, Book 6214, page 34, and Book 6214, page 84, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those exceptions listed below:

1. 1985 Metro taxes.

2. The Plan of record in Book 2331, page 38, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 10-foot easement for public utility and drainage purposes along the notheasterly line of the westerly reserved parcel of Tract 1, and a 2.5 x 20 foot utility anchor easement located on the southeasterly corner of the westerly reserved parcel of Tract No. 1.

3. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, recorded in Book 4895, page 829, said Register's Office.

4. Master Deed, By-Laws and Plat of Caldwell Court Condominium of record in Book 6188, page 744, said Register's Office.

5. Rights of tenants under unrecorded leases.

6. The above-referenced Deeds of Trust assumed by Grantee.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Caldwell Court Condominiums and Caldwell Court Condominium Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Caldwell Court Condominium Association, Inc. in connection with Caldwell Court Condominiums. Grantee specifically consents to the terms and conditions of Paragraph 8 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the parties have executed this instrument this 2 day of April, 1985, as of April 1, 1985.

Robert S. Baldwin

Sheila P. Baldwin

"GRANTEE" "GRANTOR"

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 Robert S. Baldwin and wife, Sheila P. Baldwin, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Tennessee, this 2 day of April, 1985.

My Comm. Expires: 10-19-86

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

J 0 6 3 0 8

IDENTIF. REFERENCE

MAY 20 3 57 PM '85

REGISTER DAVIDSON COUNTY, TN

05/20/85-10:35- CHECK

9957

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

RECEIVED OF _____

FOR _____ BOOK 6561 PAGE 388

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

95575.46- CAMT.
248.56 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 255.06-
9857A05/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 6 3 0 8

T
IDENTIF. REFERENCE

MAY 20 3 57 PM 1985

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 136493