FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } SUMNER

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

$51,742.75 Edna Marie Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July 19 85.

Notary Public

MY COMMISSION EXPIRES: 2/11/87

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney, 213 N. Main Street, Goodlettsville, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDNA MARIE TAYLOR (NAME)	COMMERCE UNION BANK (NAME)	73-1-181
2406 Milton Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	15DZ 37420
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN 37219 (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, JON K. BALDWIN and wife, CYNTHIA JEAN BALDWIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDNA MARIE TAYLOR, 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:

BEING Lot No. 67 on the Plan of HIGHLAND VIEW Subdivision, of record in Book 1424, Page 39, Register's Office for said County.

SAID Lot No. 67 fronts 70 feet on the east side of MILTON DRIVE, formerly Warrenton Place, and extends back between parallel lines 150 feet to dead line in the rear measuring 70 feet.

BEING the same property conveyed to the within named Grantors by Quit-Claim Deed of record in Book 5441, Page 515, RODCTN.

As part of the consideration herefore is the assumption of one certain trust deed, dated September 8, 1978, filed for record on September 11, 1978, in Book 5335, Page 776, and rerecorded on October 17, 1978, in Book 5351, Page 697, in the office of the Register of Deeds for Davidson County, Tennessee, and note of even date thereby secured, in the original principal amount of $26,750.00 payable to Tennesse Housing Development Agency which debt the within named Grantees do hereby assume and agree to pay in accord with the terms and conditions of said Note and Deed of Trust as part payment of the purchase price.

THIS conveyance is subject to all restrictions and easements of record.

This is unimproved ( ) improved (X) property, known as 2406 Milton Drive, Nashville, TN 37216
(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 hand s this 17th day of July, 19 85

JON K. BALDWIN: Jon K. Baldwin

CYNTHIA JEAN BALDWIN: Cynthia Jean Baldwin

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STATE OF TENNESSEE
Davidson County } SUMNER

Personally appeared before me, W. K. GEORGAS, JR., a Notary Public in and for said County and State, the within named JON K. BALDWIN and wife, CYNTHIA JEAN 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 official seal at Hendersonville, Tennessee, this 17th day of July 1985

Commission expires 2/11/87

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

JON K. BALDWIN etux

TO

ENDA MARIE TAYLOR

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
JUL 19 9 19 AM '85

IDENTIF. REFERENCE
1

REGISTER, PLEASE RETURN TO:

W. K. GEORGAS, JR.
P. O. BOX 1733
HENDERSONVILLE, TN
37077-1733

J 2 1 8 7 1 1

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
			51742.75- CAPIT. 134.42 CSTAX .50 PRFEE 6.00 MORT CHECK 140.92-	
9152A07/19/85 BAL			.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 1 8 7 1 1

T

IDENTIF. REFERENCE

JUL 19 9 17 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 155310