File Box 9

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6612 PAGE 817

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Robert S. Baldwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 19 85.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Baldwin et ux (NAME)	SAME (NAME)	MAP 116-12
3700 Estes Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 103
Nashville, TN. 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 7DA-31870

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, J. Cooper Lilly and wife, Sally R. Lilly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert S. Baldwin and wife, Sheila Baldwin

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 the northerly 215 feet of the westerly 318 feet of Lot No. 6 on the Plat of a Subdivision of the westerly part of Lot No. 2 of the Henry Compton Land, as of record in Book 547, page 47, Register's Office for said County.

SAID part of Lot No. 6 fronts 215 feet on the easterly side of Estes Avenue, formerly the Compton Road, and runs back between parallel lines 318 feet to a dead line.

BEING the same property conveyed to J. Cooper Lilly and wife, Sally R. Lilly by deed from Robert Bundy and wife, Barbara B. Bundy of record in Book 4419, page 764 Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to property taxes for 1985 for which Grantee(s) will be responsible, and an easement for sanitary sewers of record in Book 3347 at page 394, said Register's Office.

This is unimproved ( ) improved (X) property, known as 3700 Estes Road, (House Number) (Street) Nashville, TN. 37215 (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 hands this 23rd day of July, 19 85

J. Cooper Lilly

Sally R. Lilly

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named J. Cooper Lilly and wife, Sally R. Lilly

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 Nashville, Tennessee, this 23rd day of July 1985.

Commission expires 11-1-87

John V. Adams
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

J. Cooper Lilly and wife,

Sally R. Lilly

TO

Robert S. Baldwin and wife,

Sheila Baldwin

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

IDENTIF. REFERENCE

JUL 23 | 38 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

J 2 2 8 6 5

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

195000.00- CONT.
507.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 513.50-
0427A07/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 2 8 6 5

T
IDENTIF. REFERENCE

JUL 23 1 38 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156560