BOOK 6714 PAGE 383

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 19 85

Notary Public

MY COMMISSION EXPIRES: 2-27-89

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leo Santoro (NAME)	Same (NAME)	MAP 92-16
1816 Broadway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 166
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10W-00500

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, Robert S. Baldwin and wife, Sheila P. Baldwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leo Santoro and wife, Joan M. Santoro and Douglas Jones and wife, Kelly Jones

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 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 Robert S. Baldwin by deed from CBS Realty Company, a partnership, filed of record in Book 6553, page 871, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6553, page 874, of the Register's Office for Davidson County, Tennessee, which the grantees herein hereby assume and agree to pay.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved ( ) unimproved ( ) property, known as 1816 Broadway, (House Number) (Street) Nashville, TN 37203 (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 15th day of November, 19 85

Sheila P. Baldwin

Robert S. Baldwin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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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 official seal at Nashville, Tennessee, this 15th day of November 1985

Commission expires 2-27-89

Notary Public

STATE OF TENNESSEE }

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

Robert S. Baldwin
Sheila P. Baldwin

TO

Leo Santoro
Joan M. Santoro
Douglas Jones
Kelly Jones

54813

IDENTIFICATION REFERENCE

Nov 21 12 19 PM '85

FELIX W. WILKERSON REGISTER
DAVIDSON COUNTY, TN

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6714 PAGE 385

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

1650 .00- [illegible]
429.50 [illegible]
.50 [illegible]
6.00 [illegible]
[illegible] 435.50-
0056A 11/21/85 [illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54813

IDENTIFT REFERENCE

Nov 21 12 19 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 194014