#4410 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 6743 PAGE 333

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HERITAGE PROPERTIES, INC. (NAME)	NEW OWNER (NAME)	Map 130-2
5608 S. Stanford Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 159
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. #BM-07920

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, DAVID M. BALDWIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HERITAGE PROPERTIES, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 7th Civil District of said County, in the City of Belle Meade, being the westerly 130 feet of Lot No. 6 on the plan of a subdivision of Lots Nos. 12 and 13 and re-subdivision of Lots Nos. 10 and 11 of Belle Meade Plan No. 2, as of record in Book 421, page 112, Register's Office of said County.

Said part of Lot No. 6 fronts 130 feet on the southerly side of Howell Place and runs back between parallel lines with the easterly margin of Jackson Boulevard 200 feet to a dead line.

Being the same property conveyed to David M. Baldwin of record in Deed Book 6030, page 807, Register's Office of Williamson County, Tennessee.

This conveyance is made subject to: (1) 7-1/2 foot easement and right- of-way for a public alley running parallel to the rear property line as set forth in an instrument of record in Book 589, page 299; and (2) All matters appearing on the Plan of record in Book 421, page 112, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
DEC 23 11 48 AM '85
IDENTIFICATION REFERENCE
6 3 3 0 7

unimproved ( )
This is improved(XX) property, known as 4409 Howell Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 13th day of December, 19 85.

David M. Baldwin
DAVID M. BALDWIN

5113 - 12/84

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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 DAVID M. BALDWIN

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 19 85.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Carol C. Slam JR.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 1985

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM DAVID M. BALDWIN

TO HERITAGE PROPERTIES, INC.

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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
			150[illegible].00- CAPIT.	
			395.00 CRTAX	
			.50 PREES	
			6.00 WDEED	
			CHECK - 396.00-	
9113A12/23/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63307

IDENTIFICATION REFERENCE

Dec 23 11 42 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 204026