This Instrument Prepared By:
John T. Rochford, Attorney
2200 Abbott Martin Road
Nashville, Tennessee 37215

Address of New Owner(s):
Lawrence Joseph Mulhall
and Louise Gillespie Mulhall
626 Estes Road
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel No.:
Map 116-4
Parcel 149

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Thomas E. Baldridge and wife, Martha M. Baldridge hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Lawrence Joseph Mulhall and Louise Gillespie Mulhall 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:

A certain condominium unit in Davidson County, State of Tennessee, described as follows, to-wit:

> Unit No. B-2 as shown on the recorded Plan of Estes Square Condominiums, a condominium development, as recorded on 1/30/85 in Book 6250, Page 313, Register's Office for Davidson County, Tennessee, reference to which is here made for a more particular description.
>
> Being a part of the same property conveyed to Thomas E. Baldridge by deed from Commerce Properties, of record in Book 6403, Page 717, Register's Office for Davidson County, Tennessee.

This is improved property, known as 626 Estes Road, Nashville, Tennessee 37215.

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 12th day of FEBRUARY, 1986.

Thomas E. Baldridge

Martha M. Baldridge

02/24/86 10:

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Janice E. McClanahan, a Notary Public in and for said County and State, the within named Thomas E. and Martha M. Baldridge, the bargainors with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of FEBRUARY, 1986.

Janice E. McClanahan
Notary Public

My Commission Expires: April 17, 1988

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $186,769.50.

Louise Gillespie Marshall
Affiant

Subscribed to and before me, this 12th day of February, 1986.

Linda K. Downing
Notary Public

My Commission Expires: April 20, 1986

7.7.662

IDENTIFICATION REFERENCE

FEB 24 9 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6787 PAGE 653

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 186705.50- CAMT.<br>485.68 CSTAX<br>.50 PRFEE<br>6.00 MORTG<br>CHECK 492.18-<br>6636A02/24/86 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.6.6.2

IDENTIFICATION REFERENCE

FEB 24 9 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 221121