THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE, GOODLETTSVILLE, TN. 37072

WARRANTY DEED

BOOK 6817 PAGE 579

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TIMOTHY W. BALDWIN, ET UX	CITYFED MORTGAGE COMPANY	72-8-247
(NAME)	(NAME)	
2217 BERRYWOOD DRIVE	404 BNA DRIVE, SUITE 201	15DZ-55140
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN. 37216	NASHVILLE, TN. 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- *Dollars;*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOE W. BALDWIN AND WIFE, PAULINE M. BALDWIN, hereinafter referred to as Grantor, *has bargained and sold, and does hereby transfer and convey unto the said* TIMOTHY W. BALDWIN AND WIFE, JULIE W. BALDWIN, hereinafter referred to as Grantees, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Dalewood, Section III, as of record in Book 1835, page 20, Register's Office for said County.

Said Lot No. 208 fronts 71.0 feet on the easterly margin of Berrywood Drive, and extends back 182.0 feet on the northerly line, and 185.7 feet on the southerly line, to a line on the rear on which it measures 95.0 feet.

Being the same property conveyed to Joe W. Baldwin and wife, Pauline M. Baldwin by deed from Dorothy W. Earp and Mary Virginia Archdekin as the sole devisees of the Last Will & Testiment of Egbert W. Griffin of record in Book 5726, page 414, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,000.00

Subscribed and sworn to before me, this the 26 day of March 1986.

Affiant

My commission expires: Jan. 21, 1990 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 2217 Berrywood Drive, Nashville, Tn. 37216
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 26 *day of* March, 1986, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joe W. Baldwin

Pauline M. Baldwin

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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,* JOE W. BALDWIN AND WIFE, PAULINE M. BALDWIN

the within named bargainor S, *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 26 *day of* March, *19*86.

A. Garm Adams
Notary Public

Commission expires Jan 21, 1990

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

IDENTIFICATION REFERENCE

8 7 6 0 9

APR 1 10 37 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

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

RECEIVED OF _____ BOOK 6817 PAGE 581

FOR _____

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
			109.20	CSTAX
			.50	PRFEE
			6.00	MDEED
			CHECK	115.70-
			0443404/01/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87609

IDENTIFICATION REFERENCE

Apr 1 10 37 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 232635