BOOK 6912 PAGE 965

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAXXXXXXX Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 19 86

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Lynn Baldwin (NAME)	Citizens and Southern Mortgage (NAME)	148-05
324 Willard Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	114
Antioch, Tn 37013 (CITY) (STATE) (P O ZIP)	Atlanta, Georgia 30085-0656 (CITY) (STATE) (ZIP)	05DU01946

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, Thomas W. Manning, Jr. and wife, Deborah L. Manning

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary Lynn Baldwin and wife, Donna Mae 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:

BEING Lot No. 96 on the Plan of Section III, Haywood Acres, of record in Book 2900, page 81, said Register's Office, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas W. Manning, Jr. and wife, Deborah L. Manning by deed from David L. Gress and wife, Lucille L. Gress of record in Book 5760, Page 868, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3035, page 505 said Register's Office.

This conveyance is subject to any and all existing easements of record.

18923

IDENTIFICATION REFERENCE

JUL 10 10 30 AM '86

REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved ( ) property, known as 324 Willard Drive, Antioch, Tn 37013
(House Number) (Street) (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 their hand s this 26th day of June, 19 86

Thomas W. Manning, Jr.

Deborah L. Manning

STATE OF TENNESSEE
Davidson County
~~Williamson~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas W. Manning, Jr. and wife, Deborah L. Manning

the 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 Brentwood, Tennessee, this 26th day of June 19 86.

Commission expires 1-10-87

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

Thomas W. Manning, Jr. and wife, Deborah L. Manning

TO

Gary Lynn Baldwin and wife, Donna Mae Baldwin

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

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

RECEIVED OF _____

FOR _____

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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
			68500.00- CONT.	
			191.60 CSTAX	
			.50 PRFE	
			6.00 WDED	
			CHECK 130.30-	
			5393A07/10/86 BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18928

IDENTIFICATION REFERENCE

JUL 10 10 30 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 268805