Draft 26

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
David F. Baldwin and wife, Mary Alice Baldwin	Owner	16D-A-30535
(NAME)	(NAME)	
4708 Chalmers Drive		Map 131-14 #45
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn.		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6965 PAGE 192

For and in consideration of the sum of Ten Dollars ($10.00) and 00/100---------- ---------- DOLLARS and other good and valuable consideration the receipt of which is hereby acknowledged.

Louie C. Hansberger and wife, Elizabeth Davis Hansberger

have bargained and sold, and by these presents do transfer and convey unto the said David F. Baldwin and wife, Mary Alice Baldwin

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 16th, formerly the 17th, Civil District of Davidson County, Tennessee, being Lot No. 213 on the plan of Tynewood Estates, Section 1, as of record in Book 2900, page 88, Register's Office for said County.

Said Lot No. 213 fronts 170 feet on the easterly side of Chalmers Drive and runs back 230.8 feet on the northerly line and 293.6 feet on the southerly line to a dead line, measuring 181 feet thereon.

Being the same property conveyed to Louie C. Hansberger and wife, Elizabeth Davis Hansberger by deed from I. R. Schulman et al of record in Book 3251, page 547, said Register's Office.

37163

IDENTIFICATION REFERENCE

SEP 2 9 57 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 4708 Chalmers Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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. Except 1986 taxes; Restrictive Covenants Bk 3069, pg. 572, Plan of Rec. Bk 2900 pg. 88

Whenever 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 28th day of August, 19 86.

Louie C. Hansberger

Elizabeth Davis Hansberger

STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6965 PAGE 193

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, the within named Louie C. Hansberger and wife, Elizabeth Davis Hansberger

the bargainor S, 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 28th day of August, 19 86.

My commission expires 10/24/88 Notary Public Gail Pigg

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 145,250.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

David F. Baldwin

Sworn to and subscribed before me
this 28th day of August, 19 86.

My commission expires 10/24/88 Notary Public Gail Pigg

This instrument was prepared by:

Gail Pigg, Atty. 219 Second Ave. N. 1st Floor Suite, Nashville, Tn. 37201
Name Address

WARRANTY DEED

FROM Louie C. Hansberger and wife,

Elizabeth Davis Hansberger

TO David F. Baldwin and wife,

Mary Alice Baldwin

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6965 PAGE 194

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

145250.00 CAMT
406.56 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 413.06
6442A09/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37163

IDENTIFICATION REFERENCE

SEP 2 9 57 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 289374