Box 30

BOOK 6994 PAGE 284

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 98500.00

Subscribed and sworn to before me, this the 29th day of September 19 86

My commission expires: 1-10-89 (Affix Seal)

X Tim Davidson Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Tim Davidson	Atlantic Coast Mortgage Co.
705 Freda Villa	3975 University Drive
Madison, Tennessee 37115 (STREET ADDRESS)	Fairfax, Virginia 22030 (STREET ADDRESS)
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO. 051-10-1 017.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, George Frederick Baldwin and wife, Janice W. Baldwin, an undivided 75% interest and the Trustees of Gallatin Road Baptist Church an undivided 25% Interest HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Tim Davidson and wife, Velva Davidson

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 34 on the Plan of Oakland Acres, Section 4, as of record in Book 2133, page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to George Frederick Baldwin and wife, Janice W. Baldwin, by deed of record in Book 5704, page 292, Register's Office for said County and being the same property conveyed to the Trustees of Gallatin Road Baptist Church by deed of record in Book 4438, page 776, Register's Office for said County.

This conveyance is subject to taxes for the year 1987 and subsequent years, and covenants and restrictions of record.

47536

IDENTIFICATION REFERENCE

SEP 30 9 20 AM '86

FEE $ WILLIAM R. BURGESS REGISTER DAVIDSON COUNTY, TN

CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 705 Freda Villa, Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hand s this 29th day of September 19 86

X George Frederick Baldwin
George Frederick Baldwin

X Janice W. Baldwin
Janice W. Baldwin

James Caldwell
James Caldwell

John Vaughn
John Vaughn

James Hutchison
James Hutchison

State of Tennessee
County of Davidson

On this 29th day of September, 19 86, before me personally appeared James Caldwell, John Vaughn, James Hutchison, Trustees of* to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.
*Gallatin Road Baptist Church

Witness my hand and official seal.
My Commission expires:

7-17-88

Notary Public

State of Tennessee
County of Davidson

On this 29th day of September, 19 86, before me personally appeared George Frederick Baldwin and wife, Janice W. Baldwin to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

7-10-89

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6994 PAGE 286

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
			9850 .00=	CONT.
			275.00	CSTAX
			.50	PRFE
			6.00	MORT
			CHECK	282.50=
		D16CA	9/30/86	BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4753 6

IDENTIFICATION REFERENCE

SEP 30 9 20 AM '86

No. 300834