Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Joseph Ciaravino
646 Hicks Road
Nashville, TN. 37221

MORTGAGEE:
Atlantic Coast Mortgage Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
MAP 128-10
PARCEL 127
9D 57424

BOOK 7214 PAGE 100

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 consideration, the receipt of which is hereby acknowledged, Ray Lynn Baldwin and wife, Rebecca B. Baldwin hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joseph Ciaravino and wife, Rose Ann Ciaravino hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 216 on the plan of Stacy Square, Section 4, of record in Book 4460, page 12, Register's Office for said County.

SAID Lot No. 216 fronts 84.2 feet on the easterly margin of Hicks Road and extends back 171.9 feet on the northerly line and 161.7 feet on the southerly line to a dead line in the rear, measuring 38.7 feet thereon.

Being the same property conveyed to Ray Lynn Baldwin and wife, Rebecca B. Baldwin by Limited Warranty Deed from The Equitable Life Assurance Society of the United States, a New York Corporation of record in Book 5265, page 371, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4504, page 406, said Register's Office, and to the matters set forth in the above referenced plan of record.

1 8 6 4 8

IDENTIFICATION REFERENCE

APR 24 11 23 AM '87

This is xxx improved property, known as 646 Hicks Road, Nashville, TN. 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 22nd day of April, 19 87.

Rebecca B. Baldwin
Rebecca B. Baldwin

Ray Lynn Baldwin
Ray Lynn Baldwin

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of April, 19 87, before me personally appeared Ray Lynn Baldwin and wife, Rebecca B. Baldwin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: Nov. 4, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7214 PAGE 101

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____ self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____ self as _____. Witness my hand and official seal, at office in _____; Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 72,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 22nd day of April, 1987.

My Commission Expires: June 1, 1987

_____
Notary Public

WARRANTY DEED

from:
Ray Lynn Baldwin and wife, Rebecca B. Baldwin

to:
Joseph Ciaravino and wife, Rose Ann Ciaravino

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN 26526

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

RECEIVED OF _____

FOR _____

BOOK 7214 PAGE 102

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

73500.00- CAMT.
1203.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 209.50-
0050A04/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18648

IDENTIFICATION REFERENCE

APR 24 11 23 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 73596