STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $107,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE:
22nd DAY OF April 19 87
Notary Public
MY COMMISSION EXPIRES My Commission Expires Sept. 11, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 VULTEE BOULEVARD - NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray Lynn Baldwin (NAME)	Guaranty Trust Company (NAME)	MAP 142-2
7472 Harness Drive (ADDRESS)	P.O. Box 1218 (ADDRESS)	PARCEL 232
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Murfreesboro, Tennessee 37133-1218 (CITY) (STATE) (ZIP)	9D-04990

FOR AND 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, Clifford F. Anderson, Jr. and wife, Loretta T. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ray Lynn Baldwin and wife, Rebecca B. 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.

Land in Davidson County, Tennessee, being Lot No. 259 on the plan of Cross Timbers, Section 5, of record in Book 4175, page 115, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the easterly margin of Camelot Drive, said point being the common corner of Lots 259 and 260; thence with the line between said two lots northeastwardly 175.9 feet to a point; thence southwardly 141.1 feet to the northerly margin of Harness Drive; thence with the northerly margin of said Harness Drive, westwardly 93.77 feet to the beginning of a curve; thence around said curve to the right 35.19 feet to the easterly margin of Camelot Drive; thence with the easterly margin of said Camelot Drive, northwestwardly 85.61 feet to the point of beginning.

Being the same property conveyed to Clifford F. Anderson, Jr. and wife Loretta T. Anderson by deed from Russell E. Wood and wife, Mary C. Wood of record in Book 5744, page 836, Register's Office Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 4408, page 761 Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 7472 Harness Drive, Nashville, Tennessee 37209
(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 our hand s this 22nd day of April 19 87

Clifford F. Anderson, Jr.
Clifford F. Anderson, Jr.

Loretta T. Anderson
Loretta T. Anderson

04/28 307.50

BOOK 7216 PAGE 260

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifford F. Anderson, Jr. and wife, Loretta T. Anderson

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 22nd day of April, 19 87.

Commission expires My Commission Expires Sept. 11, 1990

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

19357

IDENTIFICATION REFERENCE

APR 28 8 22 AM '87

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Clifford F. Anderson, Jr. and wife: Loretta T. Anderson

TO

Ray Lynn Baldwin and wife, Rebecca B. Baldwin

RETURN TO:

CUMBERLAND TITLE COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

RECEIVED OF _____

FOR _____

BOOK 7216 PAGE 261

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

107500. B→ CAMT.
331.00 CSTAX
.50 PRFE
6.00 WDEED
CHECK 307.50→
960404/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19357

IDENTIFICATION REFERENCE

APR 28 8 22 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74402