File Box 44

Please Mail Back To
DOAK & HOLLAND
2740-A Old Lebanon Road
Nashville, Tenn. 27214

WARRANTY DEED

FROM G & L Properties, a partnership comprised of Carolyn C Little, Tom D Graves and Neva N Graves & Carolyn Little Baker, Trustee

ADDRESS NEW OWNER(S) AS FOLLOWS:

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Robert S. Baldwin

SEND TAX BILLS TO

3700 Estes Nashville, Tennessee 37215

PREPARED BY:
Doak & Holland
2740-A Old Lebanon Rd
Nashville, TN 37214

MAP-PARCEL NOS:
104-12/976

(STATE OF TENNESSEE COUNTY OF .....Davidson.....)

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ...400,000..... Affiant .....

SUBSCRIBED AND SWORN TO BEFORE ME THIS ...31st day of December 1986

DATE 5/13/89

..... NOTARY PUBLIC ..... COMMISSION EXPIRES

AFFIX SEAL

STATE

FOR AND and IN CONSIDERATION OF the sum of ----------TEN DOLLARS AND NO ....

....CENTS---------- ($10.00) ---------- DOLLARS

Carolyn C. Little Baker, Trustee
G & L Properties, a partnership comprised of/Carolyn C Little, Tom D Graves & Neva N. Graves.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

Grantee, Robert S. Baldwin.....

..... their (his, her, its) heirs, successors 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 32 on the Map of Lennox Place as of record in Book 161, Page 171, Registers Office for said County.

Said Lot No 32 fronts 59.5 feet on the southerly side of Portland Avenue and runs back between parallel lines with the easterly margin of a 10-foot alley 140 feet to the northerly margin of another 10-foot alley on which it measures 57.9 feet.

Being the same property conveyed to the Grantor(s) by deed of record in Book 5080, Page 77 Registers Office for said County.

Carolyn C Little Baker, Trustee, joins in execution of this conveyance for the purpose of conveying any and all interest it has in the abovedescribed property.

4928.7

IDENTIFICATION REFERENCE

JUL 24 3 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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unimproved ( )
This is improved (X) property, known as 1705 Portland Avenue, Nashville, TN 37212
Number Street City State 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 Grantee heirs, successors and assigns, forever.

AND We do covenant with the said Grantee 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 except of record.

AND We, Grantors do(es) further covenant and bind ourselves, our heirs and representatives, to WARRANT and forever defend the title to the said land to the said Grantee heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of December 19 86

Carolyn C. Little — Carolyn C. Little Baker, Trustee
Carolyn C Little — Carolyn C. Little Baker, Trustee

Tom D Graves

Neva N Graves

{STATE OF Tennessee ; COUNTY OF Davidson } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named Carolyn C Little Baker, Trustee, Carolyn C. Little, Tom D Graves and Neva N Graves acting together as G & L Properties, a partnership

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville City Tennessee State

this 31st day of December 19 86

5-13-89
Comission Expires

Notary Public

PAUL HALL D NOTARY PUBLIC AT LARGE

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sandi Goolsby, Carolyn C. Little, Tom D. Graves, Neva N. Graves, and Carolyn C. Little Baker, Trustee, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Partners of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrumetn on behalf of the maker.

Witness my hand, at office, this 24 day of July, 1987.

Sandi Goolsby
Notary Public

My Commission Expires: 9-9-89

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
			400000.00- CAMT.	
			1120.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 1129.50-	
			3977A07/24/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4928.7

IDENTIFI REFERENCE

Jul 24 3 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.108063