FILE NO. 22421 FILE BOX "7"

BOOK 7412 PAGE 144 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 87

_____
Notary Public

MY COMMISSION EXPIRES: 1-10-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GRETCHEN MILLION (NAME)	LEADER FEDERAL SAVINGS & LOAN (NAME)	103-7-72
5405 Knob Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 336 (STREET ADDRESS)	8DA 55725
Nashville, Tennessee 37209 (CITY) (STATE) (P.O. ZIP)	Memphis, Tennessee 38101-0336 (CITY) (STATE) (ZIP)	

FOR AND IN 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, D. MARK BALDWIN et ux WENDY KRAEMER BALDWIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GRETCHEN MILLION, unmarried

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. 24 on the Plan of Richland Meadows, Section 1, as of record in Book 3082, Page 40, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to D. Mark Baldwin and wife, Wendy Kraemer Baldwin by deed from Sandra K. Stovall, a single person, of record in Book 6648, page 119, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to LEADER FEDERAL SAVINGS AND LOAN ASSOCIATION, of record in Book 6648, page 113, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

IDENTIFICATION REFERENCE: 85649
RECEIVED AND RECORDED Nov 25 1 02 PM '87 DAVIDSON COUNTY, TN
CHECK

This is unimproved X improved property, known as 5405 Knob Road, 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 25th day of November, 19 87

D. Mark Baldwin
D. MARK BALDWIN

Wendy Kraemer Baldwin
WENDY KRAEMER BALDWIN

BOOK 7412 PAGE 145

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named D. MARK BALDWIN and wife, WENDY KRAEMER BALDWIN,

the bargainors, 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 25th day of November, 19 87.

Commission Expires 1-10-89

Janet L. Davis
Notary Public

JANET L. DAVIS NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

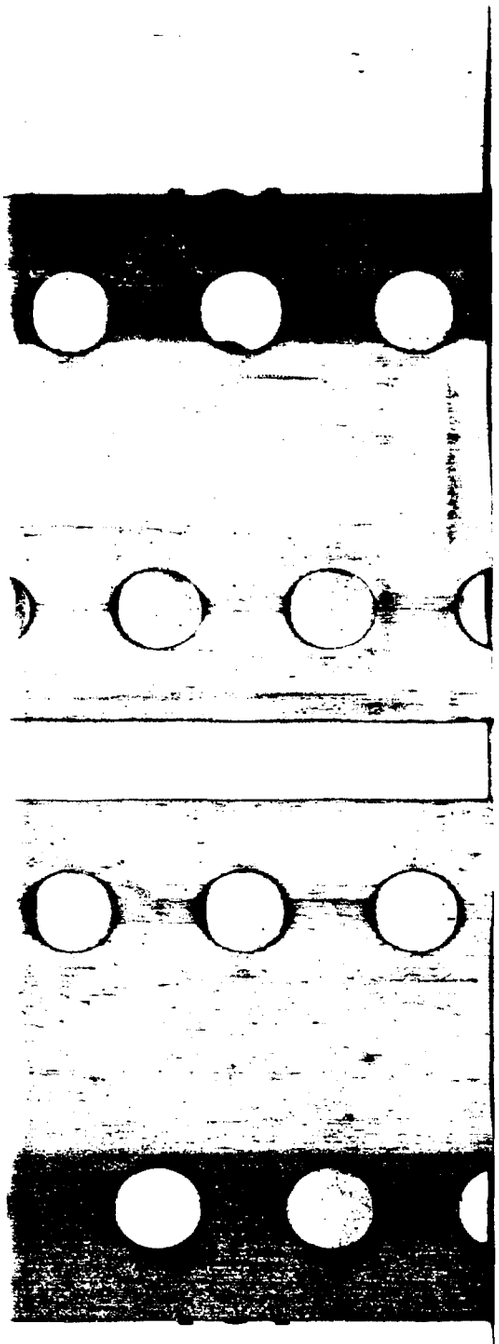
_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7412 PAGE 146

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS	
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY	
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT	
TD - TRUST DEED		PRFEE - PROBATE FEE	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			69900.00-	CAMT.
			1957.02	CSTAX
	VD		1957.02-	CSTAX
			195.72	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	202.22-
			63/40811/325787	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:56 4 9.

IDENTIFICATION REFERENCE

NOV 25 1 02 PM '97

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 39344