File 27

BOOK 7439 PAGE 582

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,955.00

Carl J. Baldwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF December, 1987.

Notary Public

MY COMMISSION EXPIRES: 5-11-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 457 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl J. Baldwin (NAME)	Lincoln Service Corporation (NAME)	87-13
4300 Valley Grove Road (STREET ADDRESS OR ROUTE NUMBER)	1100 Walnut Street, P.O. Box 989 (STREET ADDRESS)	93
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Owensboro, Kentucky 42302-0989 (CITY) (STATE) (ZIP)	04D 13007

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, Guaranty Federal Savings & Loan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl J. Baldwin and Elizabeth D. Baldwin, his wife

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. 117 on the plan of Valley Grove Subdivision, Section 6, of record in Book 5200, page 583, Register's Office for said County, to which plan reference is hereby made for a more complete and legal description thereof.

Being the same property conveyed to Guaranty Federal Savings & Loan Association by deed from Real Security, Inc., Substitute Trustee of record in Book 6981, page 235, Register's Office for Davidson County, Tennessee.

Mark A. Ellmore executed this instrument on behalf of Guaranty Federal Savings & Loan Association pursuant to a Power of Attorney which is being placed of record simultaneously herewith.

Subject to restrictions of record in Book 6112, page 281 said Register's Office.

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

9.45 6.8. IDENTIFICATION REFERENCE Dec 31 10 46 AM '87 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is improved ( ) unimproved ( ) property, known as 4300 Valley Grove Road, Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

46667 12/31/87 0307 CHECK 83.30

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 his hand this 24th day of December 19 87

Guaranty Federal Savings & Loan By: Guaranty Federal Savings & Loan By

Mark A. Ellmore, Attorney in Fact

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Guaranty Federal Savings & Loan

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of December 19 87

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, 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, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM

TO

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 Mark A. Ellmore, to me known to be the person who executed the foregoing instrument in behalf of Guaranty Federal Savings & Loan Assoication, and acknowledged that he executed the same as the free act and deed of the said Guaranty Federal Savings & Loan Association.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of December, 1987.

My Commission Expires: 3-11-91

Notary Public

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 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
				CAMT 55955.00
				CON TX 156.80
				PRFEE 0.50
				WDEED 6.00
				TOTAL 163.30
				CHECK 163.30

12/31/87 01 10:48 0001 4667

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 4 5 6 8.

IDENTIFICATION REFERENCE

DEC 31 10 46 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49732