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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,900.00

Arthur C. Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 19 88.

Notary Public

MY COMMISSION EXPIRES: 2-1-90

(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
Arthur C. Kelley (NAME)	Homeland Mortgage Corporation (NAME)	80-4
1806 South Hamilton Road (STREET ADDRESS OR ROUTE NUMBER)	BNA Corporate Center, Bldg. 200 (STREET ADDRESS)	40
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37217 (CITY) (STATE) (ZIP)	13DA 63690

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, Jean Hoover and Donald T. Hoover (husband) and Roy Baldwin and Frances O. Baldwin, his wife, Heirs and Co-Executors of the Estate of Agnes Sherlock Baldwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur C. Kelley and Carolyn Kelley, husband and 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:

BEING Lot No. 10 on the plan of Newton Cannon's Subdivision of Block 4 in G. T. Sheegog's Subdivision at Bordeaux as of record in Book 547, page 185, Register's Office for Davidson County, Tennessee.

SAID Lot No. 10 fronts 100 feet on the southeasterly side of South Hamilton Road and runs back 180 feet 10 inches on the southwesterly line and 165 feet on the northeasterly line with the southwesterly margin of Esther Street to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Frank H. Baldwin and wife, Agnes S. Baldwin by deed from Joe S. Wiles and wife, Gertrude C. Wiles of record in Book 1079, page 323, Register's Office for Davidson County, Tennessee. The said Frank H. Baldwin and Agnes S. Baldwin are both now deceased. And by Will filed in Will Book 158, page 752, in the Office of the Probate Court for said County, property was devised to Roy Baldwin and Jean Hoover (Heirs and Co- Executors of the Estate of Agnes Sherlock Baldwin).

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

Donald T. Hoover, husband of Jean Hoover, joins in this conveyance to convey any rights he may have; especially marital rights in subject property.

Frances O. Baldwin, wife of Roy Baldwin, joins in this conveyance to convey any rights she may have; especially her marital rights in subject property.

This is unimproved ( ) improved (XX) property, known as 1806 South Hamilton Road, Nashville, Tennessee 37218
(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 their hands this 26th day of February, 19 88

Heirs and Co-Executors of the Estate of Agnes Sherlock Baldwin:

Jean Hoover — Jean Hoover
Donald T. Hoover — Donald T. Hoover
Roy Baldwin — Roy Baldwin
Frances O. Baldwin — Frances O. Baldwin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean Hoover and husband, Donald T. Hoover and Roy Baldwin and wife, Frances O. Baldwin, Heirs and Co-Executors of the Estate of Agnes Sherlock Baldwin

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 19 88

Commission expires 3-11-90

Notary Public

STATE OF TENNESSEE
Davidson County

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, 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

Jean Hoover and husband, Donald T. Hoover and Roy Baldwin and wife, Frances O. Baldwin

TO

Arthur C. Kelley and wife, Carolyn Kelley

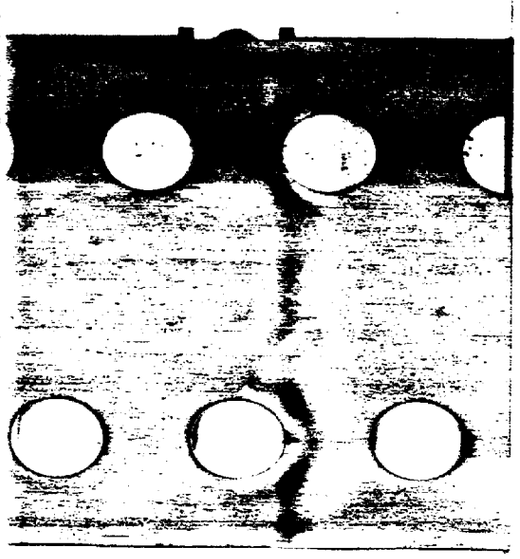
0.8.7.3.6.

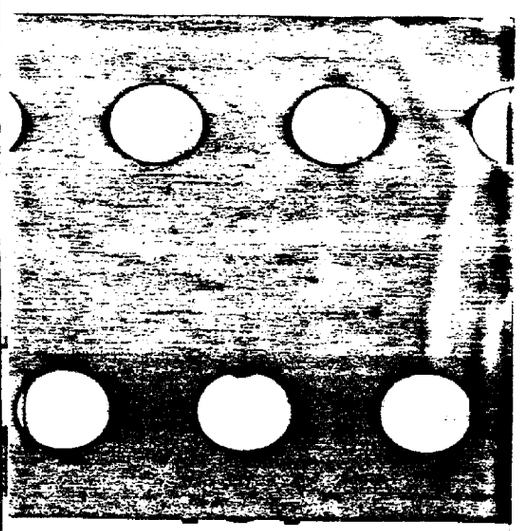
IDENTIFICATION REFERENCE

MAR 1 10 19 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

1289 03/01 0101 03CHECK 123.82





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 41900.00
CON TX 117.32
PRFEE 0.50
WDEED 6.00
TOTAL 123.82
CHECK 123.82

03/01/88 01 10:21 0001 1289

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.8.7.3.6.

IDENTIFT REFERENCE

MAR 1 10 19 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 65998