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BOOK 7505 PAGE 878

This Instrument Prepared By:
Richard Dance
Attorney at Law
Suite 501, 501 Union Street
Nashville, TN 37219

Send Tax Bills To:
Thomas M. Baldridge, et ux
618 Estes Road
Nashville, TN 37215
Map-Parcel Numbers
116-12-F-7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Thomas M. Baldridge
Affiant

Subscribed and sworn to before me this 15th 1st day of March Apr. 1, 1988.

My commission expires: 11-15-89

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, Baldridge Development Co., Inc., hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said Thomas M. Baldridge and wife, Melinda M. Baldridge, hereinafter referred to as Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

0256 04/01 0101 03CHECK 412.50

Land in Davidson County, Tennessee, Being Lot No. 7 on the Plan of Wyndham Chase, of record in Plat Book 6900, Page 101, Register's Office, Davidson County, Tennessee, to which plan ~~xx~~ reference is hereby made for a more complete and detailed description.

Being part of the same property conveyed to Baldridge Development Co., Inc. by deed from Linda Sue Gingles and husband, Pat M. Gingles, of record in Book 6780, Page 821, Register's Office, Davidson County, Tennessee.

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.

Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said tract or parcel of land in fee simple, and has a good right to convey same and that the same is unencumbered, except (1) 1988 real estate taxes which have been prorated and assumed by the Grantees, (2) restrictive covenants and easements as of record as follows: Book 7019, Page

922, Book 6900, Page 101, ~~[illegible]~~, all in the Register's Office, Davidson County, Tennessee.

Grantor does further covenant and bind itself and its successors and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF Grantor has caused this instrument to be executed by its duly authorized officer on this the 15th day of March, 1988.

BALDRIDGE DEVELOPMENT CO., INC.

by Thomas M. Baldridge
Thomas M. Baldridge, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Thomas M. Baldridge, 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 President of the Baldridge Development Co., Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal at office in Nashville, Tennessee, on this the ~~15th~~ 1st day of ~~March~~ April, 1988.

My Commission Expires: 11-15-89

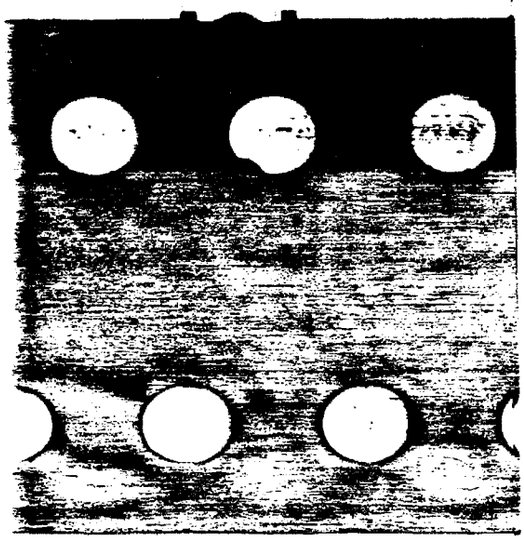
Susan D. Harris
Notary Public

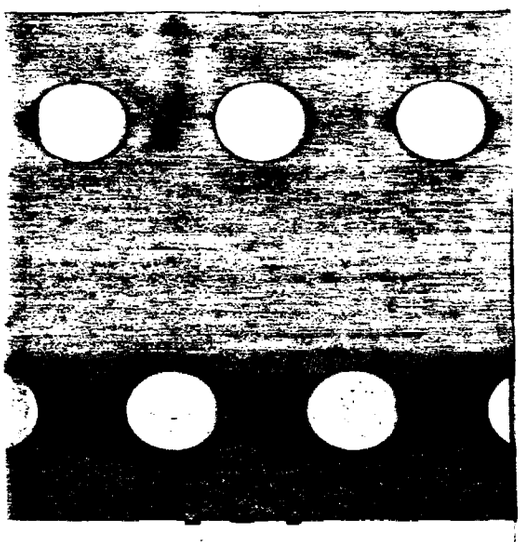
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIFICATION REFERENCE

APR 1 2 02 PM '88
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

17775





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
145000.00
CON TX 406.00
PRFEE 0.50
WDEED 6.00
TOTAL 412.50
CASH 412.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/01/88 01 14:07 0001 0256

17775

IDENTIFICATION REFERENCE

APR 1 2 02 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76473