STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,900.00

Subscribed and sworn to before me, this the 17 day of May 19 88

Affiant: Eunice Marie Hughey

My commission expires: July 13, 1991 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 8R12294
907 Two Mile Parkway, Building "E", Goodlettsville, TN 37072

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Eunice Marie Hughey	GMAC MORTGAGE CORPORATION
2725 Bobby Ave	P. O. Box 780
Nashville, TN 37216 (STREET ADDRESS / CITY / STATE / ZIP)	Waterloo, IA 50704 (STREET ADDRESS / CITY / STATE / ZIP)
MAP & PARCEL NO.	073-01-0 078.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, John W. Baldwin and wife, Donna J. Baldwin

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Eunice Marie Hughey, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 28 on the Map of Happy Valley, Section "B", not of record and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated May 15, 1965, as follows:

Beginning at a point in the northerly margin of Bobby Avenue, at a point 600 feet east of the easterly margin of Cooper Lane, said point being the corner of Lots 27 and 28; thence with the line between said two lots, northwardly 140 feet to a point; thence eastwardly 75 feet to the corner of lots 28 and 29; thence with the line between said lots, southwardly 140 feet to the northerly margin of Bobby Avenue; thence with said Avenue, westwardly 75 feet to the beginning.

Being all of the property conveyed to John W. Baldwin and wife, Bonna J. Baldwin by Deed of record in Book 3896 page 635, Register's office for said County.
Bonna J. Baldwin being one and the same person as Donna J. Baldwin.
This conveyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
MAY 19 8 29 AM '88
IDENTIFICATION REFERENCE
31693

THIS IS _____ IMPROVED PROPERTY KNOWN AS 2725 Bobby Ave, Nashville, TN 37216

8468 05/19/88 01:01 03CHECK 118.22

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 17 day of May 19 88

John W. Baldwin

Donna J. Baldwin

State of Tennessee
County of Davidson

On this 17 day of May, 19 88, before me personally appeared John W. Baldwin & Donna J. Baldwin to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

July 13, 1991

Notary Public

Ruth M. Foran

RUTH M. FORAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

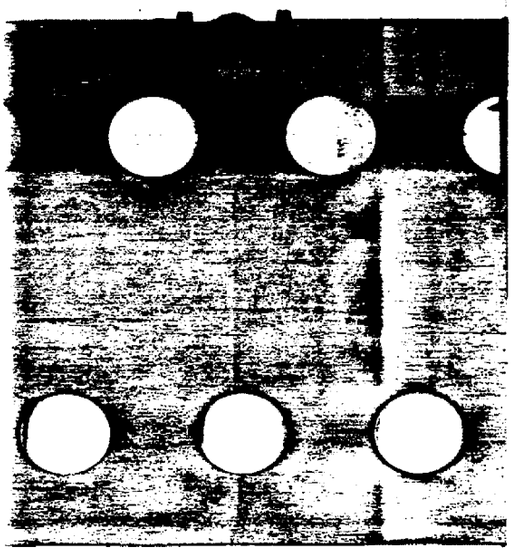
Witness my hand and official seal.
My Commission expires:

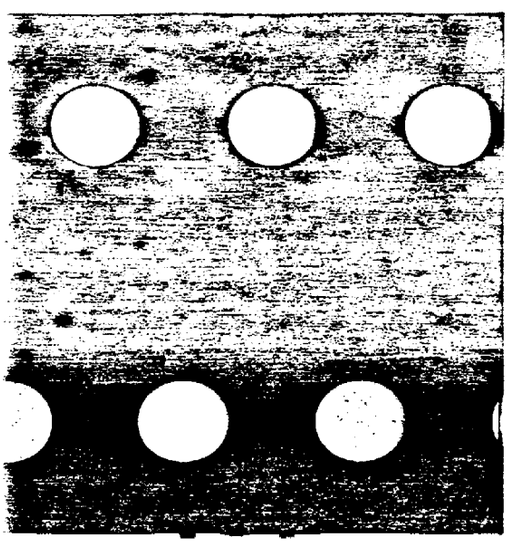
_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Rivergate Executive Park, Building "E"
907 Two Mile Parkway
Goodlettsville, Tennessee 37072





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7547 PAGE 715

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 39900.00
CON TX 111.72
PRFEE 0.50
WDEED 6.00
TOTAL 118.22
CHECK 118.22

05/19/88 01 08:30 0001 8468

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31693

IDENTIFICATION REFERENCE

MAY 19 8 29 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92662