BOOK 7548 PAGE 301

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May 1988

Notary Public

MY COMMISSION EXPIRES: ~~July 13, 1991~~ 4/11/92

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE & TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Baldwin	SunTrust Mortgage, Inc. a Georgia corporation	
(NAME)	(NAME)	
1433 Shelton Avenue	P. O. Box 105277	72-4-32
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	Atlanta, GA 30348-5277	
(CITY) (STATE) (P.O. ZIP)	(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, Thomas L. Bearden and wife, Rebecca H. Bearden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Baldwin and wife, Donna J. Baldwin

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 28 and the east 40 feet of Lot 29 of Block "A" on the Plan of Inglewood Golf Club, of record in Book 843, page 65, Register's Office for said County. Said Lot and part of Lot adjoin and front 100 feet on the north side of Shelton Avenue and runs back between parallel lines 200 feet to a dead line.

INCLUDED in the above description by expressly EXCLUDED therefrom is that portion of said property conveyed to John E. Cage and wife, Mary E. Cage by deed from Gertrude E. Rieger of record in Book 3346, page 565, Register's Office for Davidson County, Tennessee described as follows:

Being the easterly 4 feet of Lot No. 28 of Block "A" on the Map of Inglewood Golf Club Subdivision, as of record in Book 843, page 65, Register's Office for said County.

Said part of said lot No. 28 fronts 4 feet on the northerly side of Shelton Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Thomas L. Bearden and wife, Rebecca H. Bearden by deed from Gertrude E. Rieger, a single person of record in Book 4896, Page 763, Register's Office for Davidson County, Tennessee.

Subject to any and all matters shown on the plan of record.

This is improved (XX) unimproved ( ) property, known as 1433 Shelton Avenue, Nashville, TN 37216
(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 hands this 18th day of May, 19 88

Thomas L. Bearden

Rebecca H. Bearden

Thomas L. Bearden

Rebecca H. Bearden

88/19 0101 03CHECK 210.90

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 7548 PAGE 302

Personally appeared before me, ~~Teresa L. Beard~~ Elizabeth J. Smith, a Notary Public in and for said County and State, Thomas L. Bearden and Rebecca H. Bearden

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that _____ the _____ of the maker or a constituent of the maker and _____ authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 18th day of May, 1988

Elizabeth J. Smith
Notary Public ~~Teresa L. Beard~~

My commission expires: ~~July 13, 1991~~ 1/11/92

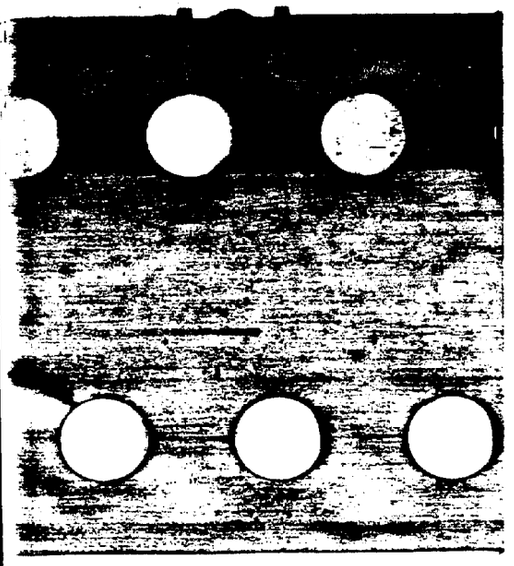
3 1 9 1 6

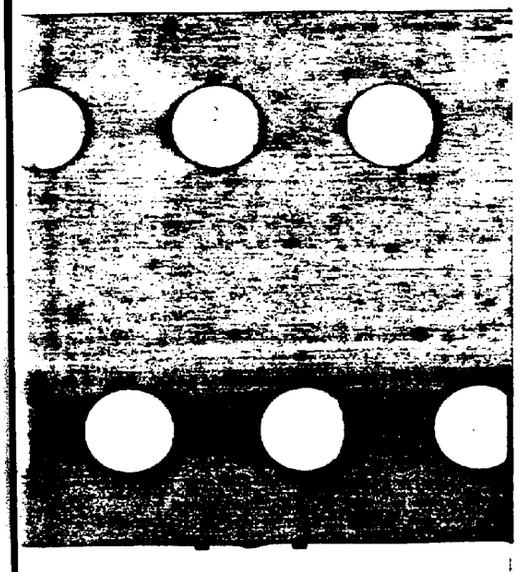
IDENTIFICATION REFERENCE

MAY 19 1 32 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

DEED
FROM
TO

REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7548 PAGE 303

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 73000.00
CON TX 204.40
PRFEE 0.50
WDEED 6.00
TOTAL 210.90
CHECK 210.90

05/19/88 01 13:33 0001 8752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 9 1 6

IDENTIFICATION REFERENCE

MAY 19 1 32 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92945