mail:

This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

BOOK 7578 PAGE 428

7828 06/21 0101 03CHECK 199.70

Address of New Owner(s):
Richard M. Davenport, Trustee
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Send Tax Bills To:
Same

Map-Parcel No.:
70-13-68

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Earline Baldwin, as the surviving tenant by the entireties ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Richard M. Davenport, Trustee ("Grantee"), his heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

A tract of land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a brick pier in the ground near the center of the county road, now known as Hamilton County Road, said pier being the northwest corner of Romans Cash and C. D. Mandwaring's lot; running thence north 32 degrees East 185 feet to a brick pier in said road; thence at right angles, South 58 degrees East 415 feet to a brick pier in the ground in the center of an intended street 80 feet wide; thence at right angles, south 32 degrees west, with said street, 185 feet to a brick pier, James Cash and Henry Zohrlant's northeast corner; thence north 58 degrees west, 415 feet to the beginning, containing 1.762 acres, more or less.

Being the same property conveyed to B. F. Baldwin and wife, Earline Baldwin by deed from N. A. Greer, and wife, Bell Greer, of record in Book 1416, page 653, Register's Office for Davidson County, Tennessee. The said B. F. Baldwin having since died and wife, Earline Baldwin, being the surviving tenant by the entireties.

This is improved property known as 2122 Buena Vista Pike, Nashville, Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his successors and assigns, forever.

AND Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and bind herself, her successors and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and assigns against the lawful claims of all persons.

42067

IDENTIFICATION REFERENCE

JUN 21 9 31 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 17th day of June, 1988.

Earline Baldwin
EARLINE BALDWIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 1988, before me personally appeared EARLINE BALDWIN to me known, or proved to me on the basis of satisfactory evidence, to be the person(s) who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission expires:
3-8-89

Judy L Westfall
NOTARY PUBLIC

JUDY L. WESTFALL NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $69,000.00.

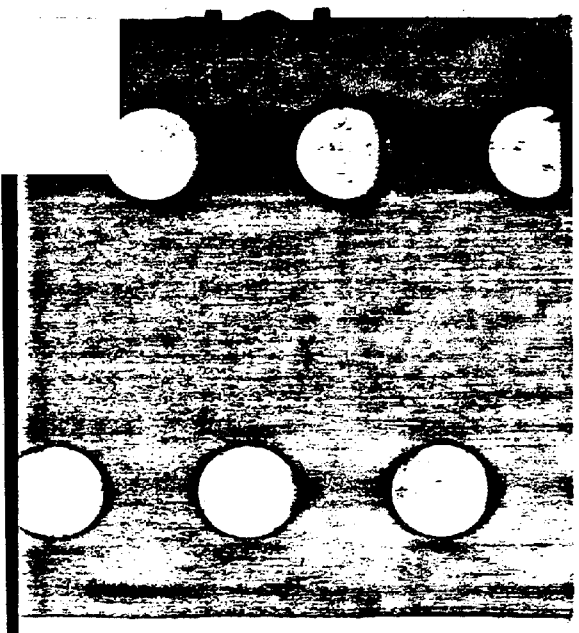
Richard M. Dampeer
AFFIANT

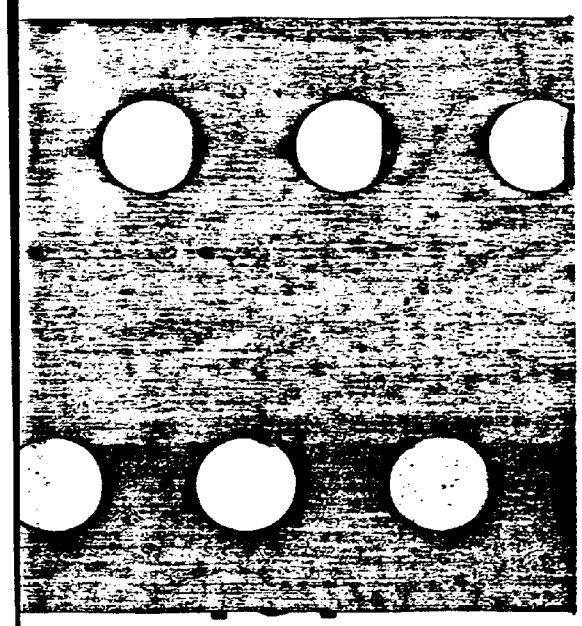
SUBSCRIBED TO AND BEFORE ME, THIS
17th DAY OF JUNE, 1988.

Judy L Westfall
NOTARY PUBLIC

DAVIDSON CO. NOTARY PUBLIC

My Commission Expires: 3-8-89





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 69000.00
				CON TX 193.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 199.70
				CHECK 199.70
06/21/88	01		09:34 0001	7828

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42067

IDENTIFICATION REFERENCE

JUN 21 9 31 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104626