BOOK 7604 PAGE 649 Box 53

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Louis R Baldessari
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 19 88

Carolyn Griffith
Notary Public

MY COMMISSION EXPIRES: 3/8/89

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
LOUIS R. BALDESSARI (NAME)	SAME (NAME)	MAP 43-06
17190 MT VERNON Rd #71 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL
Golden, CO 80401 (CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	93

FOR AND 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, ROBERT E. FRENCH and wife, EMMA MARIE FRENCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOUIS R. BALDESSARI and wife, PEGGY J. BALDESSARI

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.

Land in Davidson County, Tennessee, being part of Lot No. 14 on the Plan of Anderson Estates, as of record in Book 1130, page 37, said Register's Office for said County, being Lot No. 41 on the Revised Plan of the Subdivision of Lot No. 14 of the Anderson Estates, not of record, described according to a survey made by Harvey Gee, Surveyor, December 29, 1947, as follows: Beginning on the westerly margin of Nix Drive 130.01 feet north of the northerly margin of Roosevelt Drive, said point of beginning the northeast corner of Lot No. 40 conveyed to Sadie Sykes by deed from Walter E. Sykes, of record in Book 2199, page 603, Register's Office for said County, being also the common corner of Lots Nos. 40 and 41; thence with the line between said Lots Nos. 40 and 41 westwardly 175 feet to the easterly line of Lot No. 55; thence with the line between Lots Nos. 41, 54 and 55 northwardly 120 feet to the southwest corner of Lot No. 42; thence with the line between said Lots Nos. 41 and 42 eastwardly 175 feet to the westerly margin of said Nix Drive; thence with same southwardly 120 feet to the beginning.

Being the same property conveyed to Robert E. French by deed of record in Book 5272, page 938, Register's Office for Davidson County, Tennessee.

Emma Marie French joins in this conveyance for the purpose of conveying any right, title or interest which she may have, marital or otherwise, in and to subject property.

9158 07/20 0101 03CHECK 221.00

This is unimproved ( ) improved (XX) property, known as 303 Nix Drive, Madison, TN 37115
(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 heir 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 covey 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 July, 19 88

Emma Marie French
EMMA MARIE FRENCH

Robert E French
ROBERT E. FRENCH

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT E. FRENCH and wife, EMMA MARIE FRENCH

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 GOODLETTSVILLE, Tennessee, this 18th day of July 19 88

Commission expires 3/8/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

TO

RETURN TO:

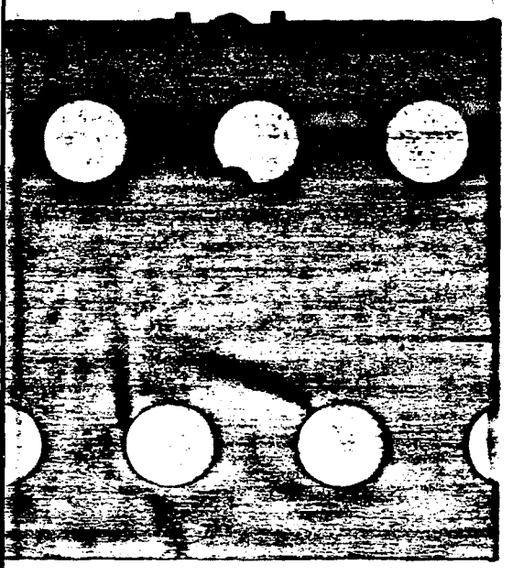
EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

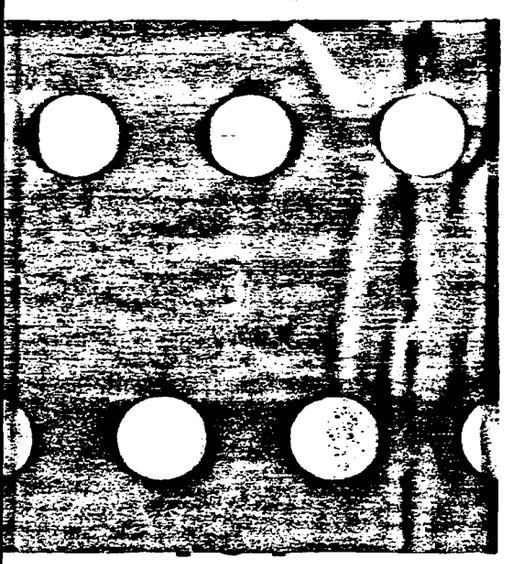
5 1 1 9

IDENTIFICATION REFERENCE

JUL 20 1 24 PM '88

FILED & RECORDED
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7604 PAGE 651

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 65000.00
				CON TX 214.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 221.00
				CHECK 221.00
07/20/88	01			13:25 0001 9158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5111:9.

IDENTIFICATION REFERENCE

JUL 20 1 24 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 114951