BOOK 7620 PAGE 92

THIS INSTRUMENT PREPARED BY:
CLEMENT, GIBSON & MOSSMAN
Suite 202, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $83,000.00

Ed McGee
Affiant

Subscribed and sworn to before me this 4th day of August, 1988.

NOTARY PUBLIC

My Commission Expires: 3-8-1991

5631 4

IDENTIFICATION

AUG 5 9 54 AM '88

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Mary Jane Baldinger 5006 Manuel Drive Nashville, Tennessee 37211	SAME
MORTGAGEE: First American National Bank of Nashville	Map and Parcel No: Map 146-12; Parcel 83

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt of which is hereby acknowledged;

We, Ed McGee and wife, Myrtice McGee, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary Jane Baldinger, hereinafter called the Grantee, her heirs and assigns forever, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 31 on the Plan of Crievewood, as of record in Book 2331, Page 99, Register's Office for said County.

Said Lot No. 31 fronts 85 feet on the easterly side of Manuel Drive and extends back 202.6 feet on the southerly line and 201.4 feet on the northerly line to a dead line, measuring 85 feet thereon.

Being the same property conveyed to Ed McGee and wife, Myrtice McGee, by deed from Cecil James Major, unmarried, of record in Book 7535, Page 197, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 5006 Manuel Drive, Nashville, Tennessee.

This property is subject to the Plan of record and restrictive covenants and any easements of record in the Register's Office of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto to the said Grantee, her heirs, successors and assigns forever.

And we do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Ed McGee and wife, Myrtice McGee, have hereunto set their hands on this 4 day of August, 1988.

Ed McGee
ED McGEE

Myrtice McGee
MYRTICE McGEE

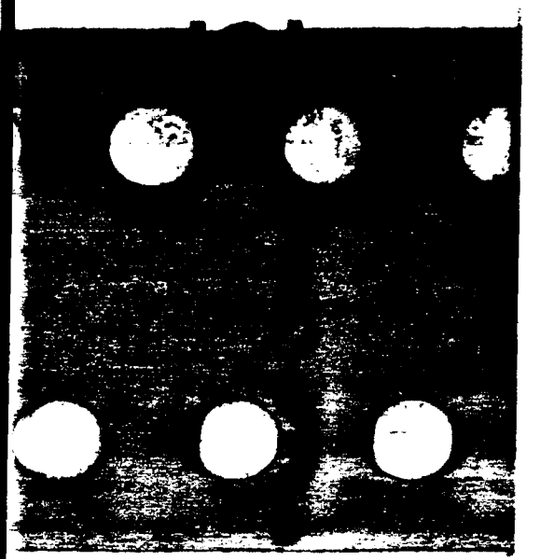
STATE OF TENNESSEE
COUNTY OF DAVIDSON

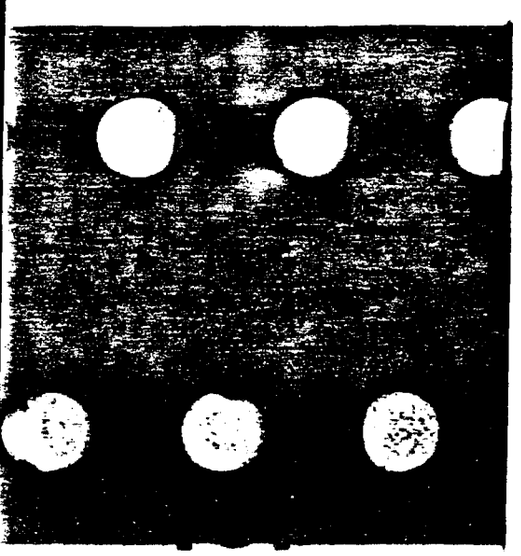
Personally appeared before me, Jeanne Burton, a Notary Public of said county, Ed McGee and wife, Myrtice McGee, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 4th day of August, 1988.

NOTARY PUBLIC

My Commission Expires: 5-8-1991





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7620 PAGE 94

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 83000.00
				CON TX 273.90
				PRFEE 0.50
				WDEED 6.00
				TOTAL 280.40
				CHECK 280.40

08/05/88 01 09:56 0001 4286

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5631.4

IDENTIFICATION REFERENCE

AUG 5 9 54 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120875