THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

| ADDRESS NEW OWNER: | MORTGAGEE: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Jack R. O'Leary<br>614 Estes Road<br>Nashville, TN 37215 | First Tennessee Bank National Association<br>P. O. Box 1000, Dept. 47<br>Memphis, Tennessee 38148 | MAP 116-4B<br>PARCEL 002<br>7DA-91644 |

**WARRANTY DEED**

BOOK 7812 PAGE 972

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas E. Baldridge and wife, Martha M. Baldridge hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jack R. O'Leary, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-1 on the plan of Estes Square, of record in Book 6250, page 313 and further set forth in Exhibit "B" Amendment to Master Deed of record in Book 6814, page 224, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by this reference thereto.

Being part of the same property conveyed to Thomas E. Baldridge by deed from Commerce Properties, a partnership of record in Book 6343, page 189 and rerecorded in Book 6403, page 717, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6623, page 559, Book 6623, page 555, Book 6814, page 224, Book 6991, page 141 and Book 7420, page 430, said Register's Office.

3969 04/10 0101 03CHECK 584.00

2386 APR 10 12 34 PM '89

This is (~~NOT~~) improved property, known as 614 Estes Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of March, 19 89.

Martha M. Baldridge
Martha M. Baldridge

Thomas E. Baldridge
Thomas E. Baldridge

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 31st day of March, 19 89 before me personally appeared Thomas E. Baldridge and wife, Martha M. Baldridge, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that the y executed the same as their free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public

COUNTY OF _____ BOOK 7812 PAGE 973

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____ _____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00.

Jack R. O'Leary
Affiant

Subscribed and sworn to before me, this the 31st day of March, 19 89.

My Commission Expires: Oct 9, 1991

Christie Wilkins Lacy
Notary Public

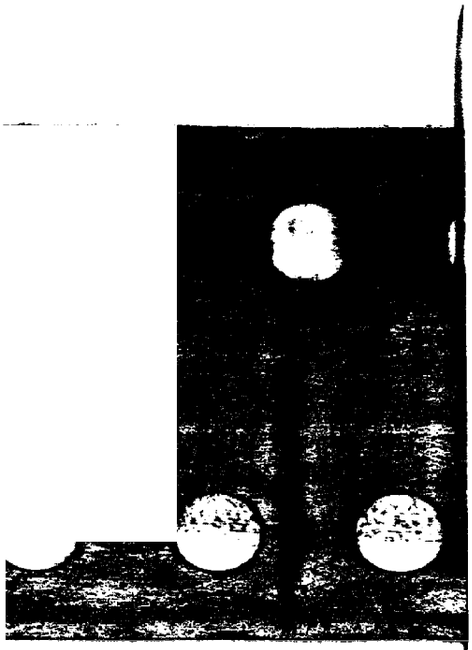
**WARRANTY DEED**

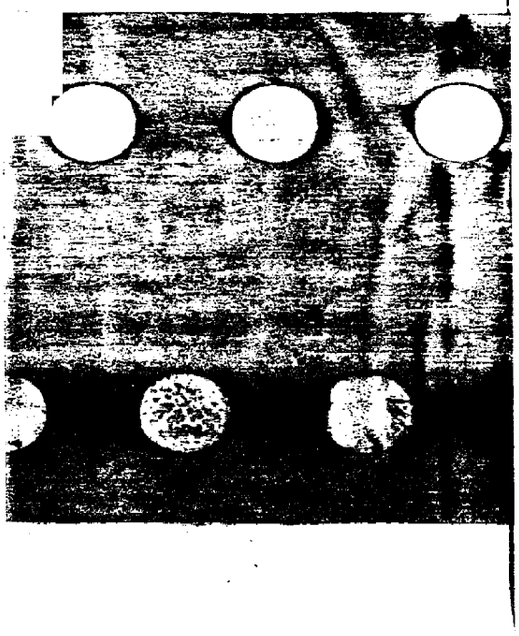
from:
Thomas E. Baldridge and wife,
Martha M. Baldridge

to:
Jack R. O'Leary, unmarried

**WILKINS & IVEY**
**Attorneys at Law**
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28300





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

RECEIVED OF _____

FOR _____

BOOK 7812 PAGE 974

| | | |
|---|---|---|
| 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 175000.00
CON TX 577.50
PRFEE 0.50
DEED 6.00
TOTAL 584.00
CHECK 584.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/10/89 01 12:35 0001 3969

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No. 198377