Bey #29

FORM NO. WD-1

BOOK 8051 PAGE 316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,700.00

Robert Lee Baldridge III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 1990

D. Carr Smith
Notary Public

MY COMMISSION EXPIRES: March 16 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Atty. Attorneys Title Co. 222 Third Ave. N. Nashville, TN
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
ROBERT LEE BALDRIDGE, III (NAME)	SOVRAN MORTGAGE CORPORATION (NAME)	103-14A-26
C-26, 4500 Post Road (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23219-3736 (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, THERESA R. FLOWERS CALTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT LEE BALDRIDGE, III, AND WIFE, JUDYMAE HALSTEAD BALDRIDGE

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Unit No. C-26, in a Horizontal Property Regime which is located on the Plan of The Hillwood, Revised, of record in Book 6250, page 503, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Theresa R. Flowers by deed from Thomas B. Buford, of record in Book 6619, page 83, Register's Office for Davidson County, Tennessee. The said Theresa R. Flowers now being Theresa R. Flowers Calton.

THE PROPERTY HEREIN DESCRIBED AND CONVEYED IN THIS INSTRUMENT IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "A")

unimproved ( )
This is improved (X) property, known as C-26 (House Number) 4500 Post Road (Street) Nashville, Tennessee (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 my hand this 22nd day of February, 1990

Theresa R. Flowers Calton
THERESA R. FLOWERS CALTON

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theresa R. Flowers Calton

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of February, 1990

Commission Expires March 11, 1991

J. Ann Smith Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT "A"

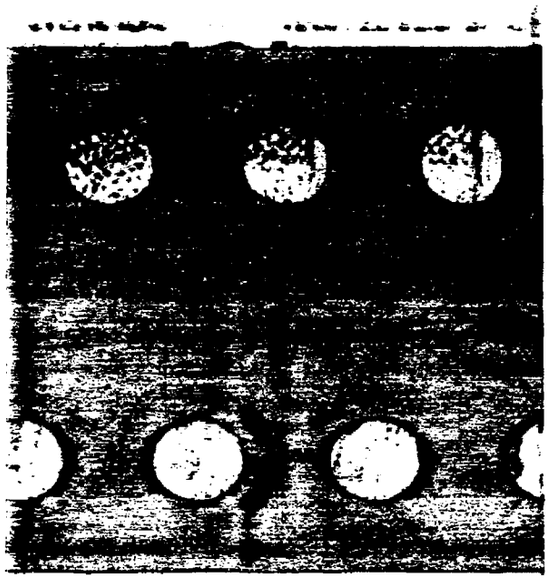
1. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Hillwood, of record in Book 5280, page 464, as amended in Book 5281, page 357, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5280, page 509, said Register's Office; also amendments to the Master Deed and By-Laws of record in Book 6553, page 108, as corrected in Book 6610, page 155, said Register's Office; and amendments to the By-Laws of record in Book 7702, page 606, and Book 7822, page 283, said Register's Office for Davidson County, Tennessee.

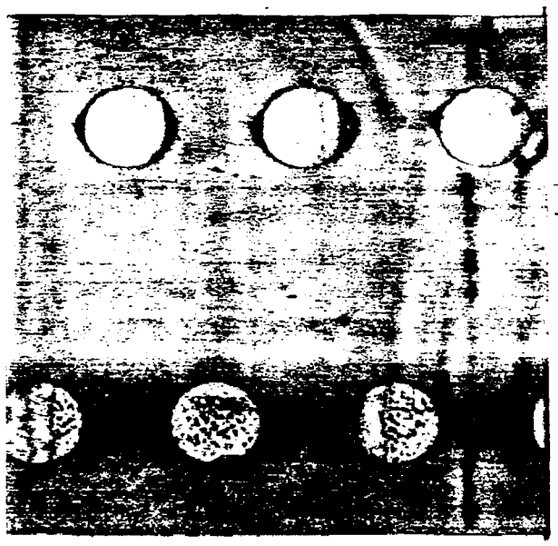
2. The Plan of record in Book 6250, page 503, said Register's Office, shows an Owner's Certificate, certain minimum building setback lines and certain easements.

3. Rights of others in and to the common elements.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IS
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

05978
IDENTIFICATION REFERENCE
FEB 23 2 43 PM '90
DAVIDSON COUNTY TN.
5372 02/23 0101 03CHECK 296.11





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 86700.00
				CON TX 286.11
				PRFEE 1.00
				WDEED 9.00
				TOTAL 296.11
				CHECK 296.11
02/23/90		01		14:41 0001 5372

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05978

IDENTIF. REFERENCE

FEB 23 2 43 PM '90

DAVIDSON COUNTY TN.

No. 295343