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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

James W. Randall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 19 90.

Joyce S. Kahne
Notary Public

MY COMMISSION EXPIRES: Sept. 14, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building 306 Gay Street Suite 203 Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Randall Et-Ux (NAME)	James W. Randall Shelia R. Randall (NAME)	Mp 21-00
3842 Old Clarksville Hwy (STREET ADDRESS OR ROUTE NUMBER)	3749 Old Clarksville Hwy. (STREET ADDRESS)	Par 007
Joelton, TN. 37080 (CITY) (STATE) (P. O. ZIP)	Joelton, TN. 37080 (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, John M. Baldwin Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Randall & wife Shelia R. Randall

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, bounded and described as follows. Beginning in the center of the Clarksville Road at the southwest corner of the 100 acre tract conveyed to John L. Gilliam by deed from James I. Newsome, of record in Book 144, page 89, Register's office for said county; thence with the center of the said Road, S 78 degrees East 18.5 poles to the southwest corner of the property conveyed to R. B. Hicks and wife, by deed from J.D. Hicks, of record in Book 821, page 249. said Register's Office; thence with said Hicks westerly line northwardly 90.7 poles, more or less, to the northwest corner of said Hicks property; thence westwardly 18.02 poles to a stake and pointers; northwest corner of said 100 acre tract; thence south 86.7 poles to the beginning, containing 10 acres more of less.

Being the same property conveyed to John M. Baldwin Sr. by deed from Haywood Baldwin, of record in Book 5954 Page 869, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 3842 Old Clarksville Hwy (House Number) (Street) Joelton, Tennessee (P. O. Address) (City or Town) 37080 (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 his hand this 21st day of March, 19 90

John M. Baldwin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Joyce S. Kahn, a Notary Public in and for said County and State, the within named John M. Baldwin Sr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 21st day of March, 1990

Commission expires September 11, 1990

Joyce S. Kahn
Notary Public

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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
John M. Baldwin Sr.

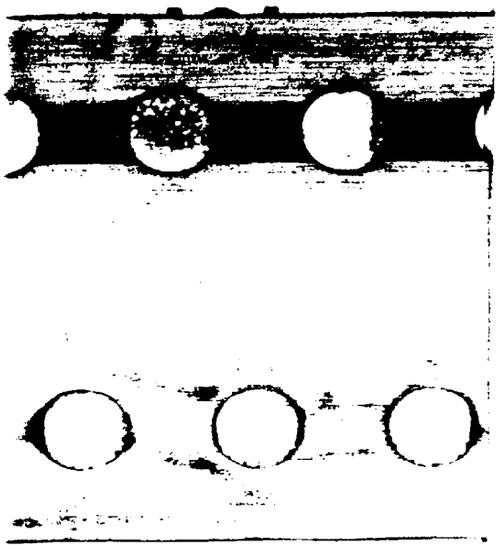
TO
James W. Randall and wife
Shelia R. Randall

60549

SEP 27 12 07 PM '90

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

139.00



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 40000.00
CON TX 132.00
PRFEE 1.00
MISC 6.00
TOTAL 139.00
CHECK 139.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/27/90 01 12:09 0001 2742

6054 Y

SEP 27 12 07 PM '90

No. 359341