STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October 19 90

Notary Public

MY COMMISSION EXPIRES: 5-20-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Marlin Baldwin, Sr. (NAME)	CTX Mortgage Company (NAME)	MAP 174
5762 Cane Ridge Road (ADDRESS)	P. O. Box 19000 (ADDRESS)	PARCEL 90
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Dallas, Texas 75219 (CITY) (STATE) (ZIP)	

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, Charles L. Smith, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO: John Marlin Baldwin, Sr.

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 the southwest portion of the Hallie H. Coffee property of record in Book 1755, Page 143, said Register's Office, and described according to a survey made by Ralph Lambert & Son Surveyors, dated October 25, 1975, as follows:

BEGINNING at a set iron pin in the easterly margin of Cane Ridge Road, said point also being 4575 feet, more or less, south of the intersection of Old Franklin Road and Cane Ridge Road; thence with the easterly margin of said Cane Ridge Road South 20 deg. 30' East 172.0 feet to a point; thence continuing along margin South 30 deg. 05' East 456.4 feet to a set iron pin; thence leaving said road North 57 deg. East 21.0 feet to a set iron pin; thence North 4 deg. East 931.7 feet to a set iron pin; thence South 44 deg. West 535.0 feet to the point of beginning and containing 3.55 acres, more or less.

BEING the same property conveyed to Charles L. Smith, by deed from Houston Hare and Vallean Hare, of record in Book 8144, Page 713, Register's Office for Davidson County, Tennessee.

1641 10/19 0101 03CHECK 559.75

6151

IDENTIF. REFERENCE

OCT 19 12 19 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

unimproved ( )
This is improved (X) property known as 5762 Cane Ridge Road, Antioch, Tennessee 37013
(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 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 12th day of October 19 90

Charles L. Smith

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 Charles L. Smith

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 12th day of October 19 90.

My Commission expires 5-20-92

Joyce B. Donahue
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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

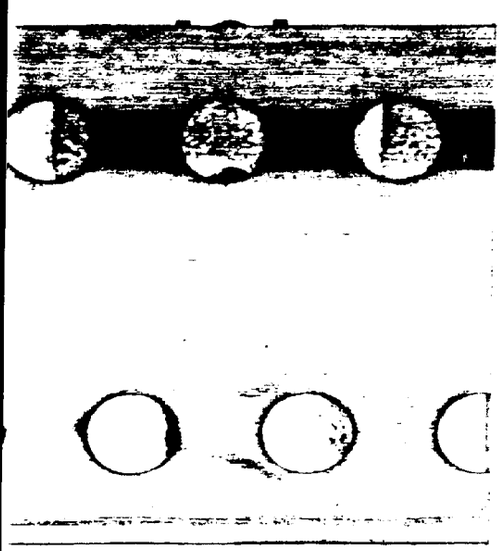
WARRANTY DEED

FROM
Charles L. Smith

TO
John Marlin Baldwin, Sr.

RETURN TO:
William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

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



RECEIVED OF _____

FOR _____

BOOK 8220 PAGE 536

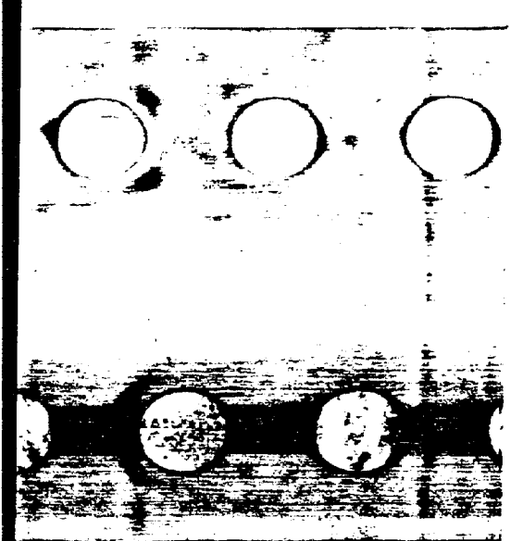
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 167500.00
CON TX 552.75
PRFEE 1.00
WDEED 6.00
TOTAL ~~559.75~~
CHECK ~~559.75~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/19/90 01 12:20 0001 1641



66151

IDENTIF. TREFERENCE

OCT 19 12 19 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 365823