Box 29

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Angela K. Curtsinger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 1990.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Jeffrey N. Baldwin (NAME)	BarclaysAmerican/Mortgage Corp. (NAME)	MAP 75
4941 Scotts Creek Parkway (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 33213 (STREET ADDRESS)	PARCEL 151
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Charlotte, NC 28231 (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, Wendell Ethridge, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey N. Baldwin

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 Lot No. 147, Revised Section One, Green Meadows at Cedar Creek as of record in Book 7900, page 115, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING part of the same property conveyed to Wendell Ethridge, Trustee by deed from Donnie Tucker and wife, Susan Tucker, filed of record in Book 8028, page 62, Register's Office for Davidson County, Tennessee.

This property is subject to the Declaration of Covenants, Conditions, Restrictions and By-Laws filed of record in Book 8060, page 692 and Book 8060, page 685, said Register's Office.

Surveyed by: Anderson-Delk & Assoc.
618 Grassmere Park Dr, Ste 4
Nashville, TN 37211
#1445

This is unimproved ( ) improved (X) property, known as 4941 Scotts Creek Parkway, Hermitage, TN 37076
(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 21st day of December, 19 90

Wendell Ethridge, Trustee

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Wendell Ethridge, Trustee

(or proved to me on the basis of satisfactory evidence) 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 Nashville, Tennessee, this 21st day of December, 19 90

Commission expires May 8, 1991

Ollie Mai Parsley, Notary Public

STATE OF TENNESSEE

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 _____.

*(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM

~~Wendell Ethridge, Trustee~~

TO

~~Jeffrey N. Baldwin~~

Return to:

PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

IDENTIF. REFERENCE

8 3 6 7 2

JAN 4 1 04 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

2739 01/04 0101 03CHECK 198.40

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 58000.00
				CON TX 191.40
				PRFEE 1.00
				WDEED 6.00
				TOTAL 198.40
				CHECK 198.40
			01/04/91 01	13:03 0001 2739

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83672

IDENTIF. T REFERENCE

JAN 4 1 04 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 386643