BOOK 8318 PAGE 343

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,687.81

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH 19 91

Notary Public

MY COMMISSION EXPIRES 1/23/93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
GREGORY S. BALDWIN (NAME)	COUNTRYWIDE FUNDING CORPORATION (NAME)	MAP 162-10-0
553 BROOK VIEW DRIVE (ADDRESS)	155 N. LAKE AVE., P.O. BOX 7178 (ADDRESS)	PARCEL 162
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	PASADENA, CA 91109-7178 (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, DALE F. RAMSEY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREGORY S. BALDWIN AND WIFE, ALICE J. 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:

Being Lot No. 167 on the Plan of Brook View Estates, Section 2 of record in Book 4460, page 163, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dale F. Ramsey, a by deed of record in Book 7500, page 970, Register's Office for Davidson County, Tennessee.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by Dale F. Ramsey to Mortgage Specialists, which deed of trust is recorded in the Register's Office for Davidson County, Tennessee, in Book 7500, page 973, and note of even date thereby secured, in the original principal amount of $67,670.00, payable to Mortgage Specialists. And for the same consideration Grantees hereby assume the obligations of Dale F. Ramsey, under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of chapter 37, title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property.

unimproved ( )
This is improved (XX) property, known as 553 BROOK VIEW DRIVE, ANTIOCH, TN 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 our hand s this 22nd day of March, 19 91

Dale F. Ramsey
DALE F. RAMSEY

Gregory S. Baldwin
GREGORY S. BALDWIN

Alice J. Baldwin
ALICE J. BALDWIN

DCTN01W 12/88 First Data Systems, Inc 1-800-626-5427

STATE OF TENNESSEE

BOOK 8318 PAGE 344

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DALE F. RAMSEY GREGORY S. BALDWIN AND WIFE, ALICE J. BALDWIN

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 22nd day of March '91

Commission expires 1/23/93

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

02376

IDENTIF. REFERENCE

MAR 28 10 45 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

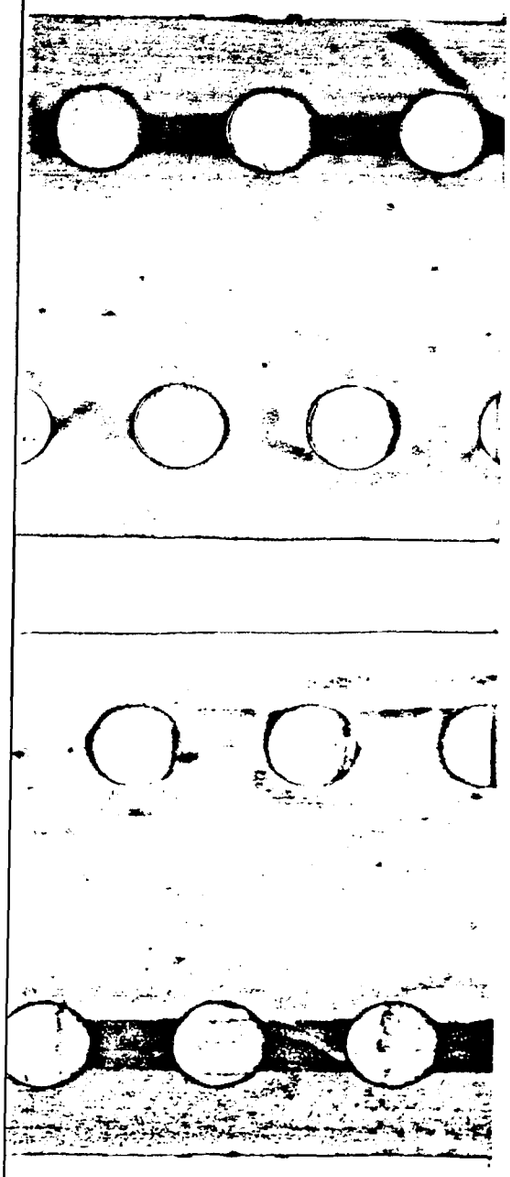
7279 03/28 0101 03CHECK 240.31

WARRANTY DEED

FROM

TO

RETURN TO:



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8318 PAGE 345

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	70687.81
CON TX	233.31
PRFEE	1.00
WDEED	6.00
TOTAL	240.31
CHECK	240.31

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/28/91 01 10:45 0001 7279

02376

IDENTIF. REFERENCE

MAR 28 10 45 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 408007