DO NOT PUBLISH

BOOK 8320 PAGE 439

\realest\baldwin.wd Map 118 Group 9 Parcel 65

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
Dominion Bank Building
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Send Tax Bills To:

New Owner

New Owner:

David Knox Baldwin
1017 Woodmont Blvd.
Nashville, TN 37204

Mortgagee:

Harvey Knox Baldwin, Jr. & Lila M. Baldwin
5110 Williamsburg Road
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WE, LILA M. BALDWIN, a widow, and HARVEY KNOX BALDWIN, JR., Grantor, have bargained and sold and by these presents DO transfer and convey unto DAVID KNOX BALDWIN and wife, MARTHA LYNNE BALDWIN, Grantee, their heirs and assigns, the property described as follows:

> A certain tract or parcel of land located in Davidson County, Tennessee, to-wit:
>
> Being Lot No. 33 on the Plan of Leonte Subdivision of Lots Nos. 17, 18, 19, 24, 25 and 26, in Noelton, not of record, described according to a survey made by W.B. Southgate, Surveyor, March, 1938, as follows:
>
> Beginning on the southerly margin of Woodmont Avenue, at a point 500 feet east of the easterly margin of the Granny White Road, said point being the corner of Lots Nos. 32 and 33; thence with the line between said two lots, southwardly 196 feet to the common corner of Lots. Nos. 32, 33, 50 and 51; thence with the line between Lots Nos. 33 and 50, eastwardly 100 feet to the common corner of Lots. Nos. 33, 34, 49 and 50; thence with the line between Lots Nos. 33 and 34, northwardly 194 feet to the southerly margin of Woodmont Avenue; thence with said Avenue, westwardly 100 feet to the beginning.
>
> Being the same property conveyed to Lila M. Baldwin and Harvey Knox Baldwin, Jr., a joint tenancy with the right of survivorship, by quitclaim deed of Harvey Knox Baldwin and wife, Lila M. Baldwin, of record in Book 5374, page 843, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantee that WE are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Subject to an easement for sanitary sewers and/or storm, drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3956, page 963, Register's Office for Davidson County, Tennessee; (2) 1991 taxes are a lien but not yet due and payable. Said taxes will be paid by Grantee when due and payable.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

I, VIRGINIA H. BALDWIN, hereby transfer and convey to Grantee all of my right, title and interest in and to the above-described property, whether arising by virtue of my marriage to HARVEY KNOX BALDWIN, JR. or otherwise.

WITNESS our hand(s) on this the 29 day of March, 1991.

Lila M. Baldwin
LILA M. BALDWIN, a widow

Harvey Knox Baldwin Jr.
HARVEY KNOX BALDWIN, JR.

Virginia H. Baldwin
VIRGINIA H. BALDWIN

STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, Marie A. Sweeney, a Notary Public of said County, LILA M. BALDWIN, a widow, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of March, 1991.

Marie A. Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, Marie A. Sweeney, a Notary Public of said County, HARVEY KNOX BALDWIN, JR., the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of March, 1991.

Marie A. Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, Marie A. Sweeney, a Notary Public of said County, VIRGINIA H. BALDWIN, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of March, 1991.

Marie A Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF Tennessee)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ONE HUNDRED THOUSAND SIXTY AND 47/100 DOLLARS ($100,060.47) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29 day of March, 1991.

Marie A Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

03109

IDENTIF. TREFERENCE

APR 1 12 39 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

0778 04/01 0101 03CHECK 340.33



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8320 PAGE 442

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 100060.47
				CON TX 330.33
				PRFEE 1.00
				WDEED 9.00
				TOTAL 340.33
				CHECK 340.33
04/01/91		01		12:41 0001 0778

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03109

IDENTIF. REFERENCE

APR 1 12 39 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 408885