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FILE BOX 61

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 19 92

Notary Public

MY COMMISSION EXPIRES: 4-23-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Walt, Dyer & James, Attys., Suite 130, One Burton Hills Blvd., Nashville, TN 37215

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Gregory Lynn Baldwin (NAME)	Leader Federal Bank for Savings (NAME)	148-3-138
508 Spann Court (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38103 (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, Emilie R. Ray Hackman and husband, J.R. Hackman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory Lynn Baldwin, an unmarried person

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. 1042 on the Plan of Cherokee Hills, Section Ten of record in Book 4660, Page 27, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edwin A. Ray and wife, Emilie R. Ray (the said Edwin A. Ray having since died) by deed from Jerry L. Evans and wife, Valerie D. Evans of record in Book 6199, Page 102, said Register's Office.

I, J.R. Hackman, husband of Emilie R. Ray Hackman join in this conveyance on the above described property to convey any interest I may have particularly marital rights.

15495

IDENTIF. REFERENCE

JUN 2 1 34 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

This is unimproved ( )X improved ( ) property, known as 508 Spann Court, 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 29th day of May, 19 92

Emilie R. Ray Hackman

J.R. Hackman

BY: Elizabeth M. Browning, Attorney-in-fact by Elizabeth M. Browning, Attorney in fact

Elizabeth M. Browning, Attorney-in-Face

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emilie R. Ray Hackman

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 19 92

Commission expires 11-27-93

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

STATE OF TENNESSEE
Davidson County

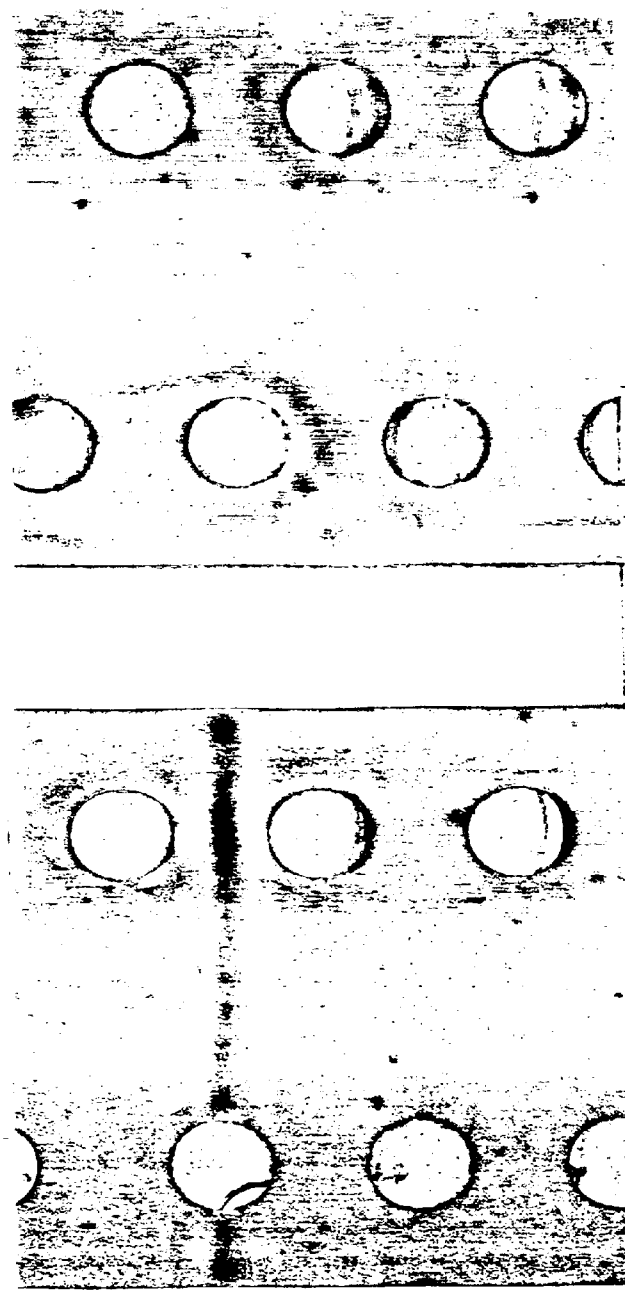
On this 29th day of May, 19 92, personally appeared before me, ELIZABETH M. BROWNING, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of EMILIE R. RAY HACKMAN and husband, J.R. HACKMAN and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 29th day of May, 19 92.

My commission expires: 11-27-93

_____
Notary Public

5949 06/02 0101 03CHECK 184.60



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 48000.00
CON TX 177.60
PRFEE 1.00
WDEED 6.00
TOTAL 184.60
CHECK 184.60

06/02/92 01 13:31 0001 6949

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 5 4 9 5

IDENTIF. REFERENCE

JUN 2 1 34 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 536752