BOOK 9777 PG 503

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 19 95

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LARRY V. DAY, JR. (NAME)	FIRST TENNESSEE BANK NATIONAL (NAME)	87-13-93
4300 VALLEY GROVE DRIVE (ADDRESS)	P. O. BOX 351 (ADDRESS)	04D-13007
HERMITAGE, TN 37076 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38101 (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, CARL J. BALDWIN AND WIFE, ELIZABETH D. BALDWIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY V. DAY, JR. AND WIFE, TAMMY D. DAY

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. 117, on the Plan of Section 6, Valley Grove, of record in Plat Book 5200, page 583, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to CARL J. BALDWIN AND ELIZABETH D. BALDWIN, HIS WIFE, by deed from GUARANTY FEDERAL SAVINGS & LOAN, of record in Book 7439, page 582 and re-recorded in Book 7444, page 417, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of CARL J. BALDWIN, by ELIZABETH D. BALDWIN, as his Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated July 27, 1995, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

unimproved ( )
This is improved (X) property, known as 4300 VALLEY GROVE DRIVE, 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 our hand s this 28th day of August 19 95

CARL J. BALDWIN
By: Carl J. Baldwin by Elizabeth D Baldwin
ELIZABETH D. BALDWIN, ATTORNEY-IN-FACT

Elizabeth D. Baldwin
ELIZABETH D. BALDWIN

BOOK 9777PG504

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 ELIZABETH D. BALDWIN

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 28th day of August 19 95

Commission expires July 26, 1997

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

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 ELIZABETH D. BALDWIN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of CARL J. BALDWIN, as his Attorney-in-Fact, as the free act and deed of the within named CARL J. BALDWIN.

WITNESS my hand and official seal at Nashville, Tennessee, this 28TH day of AUGUST 1995.

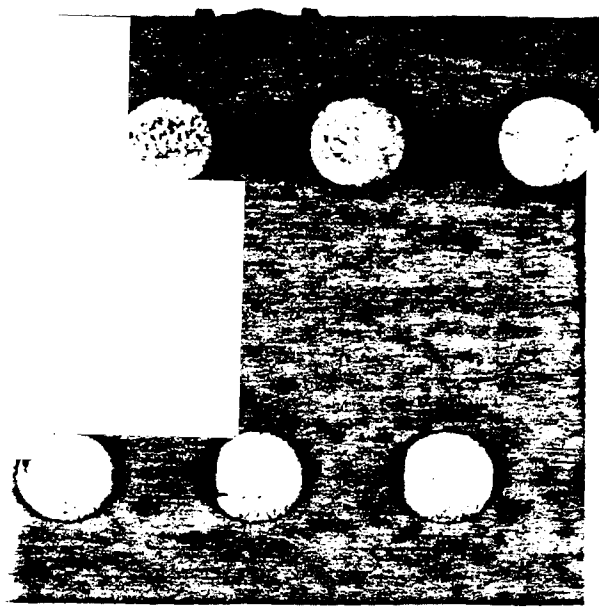
My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

00946 18
IDENTIF. & REFERENCE

08/30 01 9:49
REGISTER

3046 08/30 0101 03CHECK 230.63



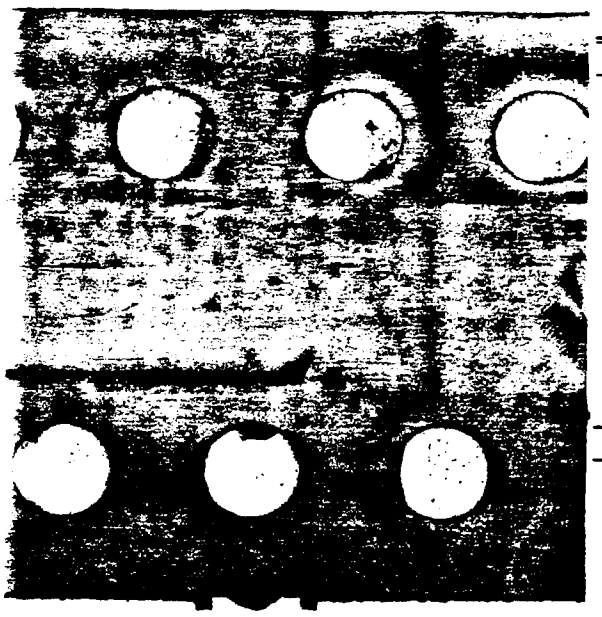
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9777 PG 505

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



DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 59900.00
CON TX 221.63
PRFEE 1.00
MDEED 8.00
TOTAL 230.63
CHECK 230.63

08/30/95 01 09:51 0001 8046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00946818
IDENTIFICATION REFERENCE

95 AUG 30 AM 9:49

REGISTER
DAVIDSON CO., TN.

No. 946970