BOOK 9784 PG 268

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36780
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karen L. Sekerak Steve J. Cirkvencic 2912 Dunmore Drive Nashville, Tennessee 37214	First Republic Mortgage Corporation 6012 Wilmington Pike Dayton, Ohio 45459

TAX MAP-PARCEL NUMBERS: 96-10-207

WARRANTY DEED

0289 09/05 0101 03CHECK 226-38

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John M. Baldwin, Jr., a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen L. Sekerak and Steve J. Cirkvencic, tenants in common,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 375 on the plan of Cloverhill, Section VII, of record in Book 2133, page 92, Register's Office for said County.

SAID Lot No. 375 fronts 69.4 feet on the northerly margin of Dunmore Drive and extends back 158.2 feet on the easterly line and 172.9 feet on the westerly line to a dead line in the rear, measuring 89.8 feet thereon.

BEING the same property conveyed to John M. Baldwin and wife, Avon D. Baldwin by deed from S. K. Grayson and wife, Frances E. Grayson of record in Book 3099, page 593, said Register's Office. The said John M. Baldwin and Avon D. Baldwin have since divorced, and the Final Decree of Divorce of record in Minutes Book 70 C, page 1070, Fourth Circuit Court for Davidson County, Tennessee, vested subject property in John Marlin Baldwin, Sr. The said John Marlin Baldwin, Sr. has since died, and his will of record in Will Book 177, page 36, Probate Court Clerk's Office for Davidson County, Tennessee, devised subject property to Jeffrey N. Baldwin. By Quitclaim Deed of record in Book 8676, page 213, said Register's Office, Vera Ann Baldwin individually and as Executrix of the Estate of John M. Baldwin, Sr., conveyed subject property to Vera Ann Baldwin. By Deed of Correction of record in Book 9046, page 331, said Register's Office, the said Vera Ann Baldwin individually and as Executrix of the Estate of John M. Baldwin, Sr. conveyed subject property to Jeffrey N. Baldwin. By Installment Deed of record in Book 9083, page 393, said Register's Office, the said Jeffrey N. Baldwin, unmarried, conveyed his interest in subject property to John M. Baldwin, Jr., unmarried. By Quitclaim Deed of record in Book 9305, page 762, said Register's Office, the said Jeffrey N. Baldwin, unmarried, conveyed his interest in subject property to John M. Baldwin, Jr. The above referenced Final Decree of Divorce of record in Minute Book 70C, page 1070, Fourth Circuit Court for Davidson County, Tennessee, is recorded prior hereto and simultaneously herewith.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 2912 Dunmore Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of September, 1995.

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John M Baldwin Jr.
John M. Baldwin, Jr.

State of Tennessee
County of Davidson

On this 1st day of September, 1995, before me the undersigned authority, personally appeared **John M. Baldwin, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

State of Tennessee EXP. 7/27/96
County of Davidson

A F F I D A V I T

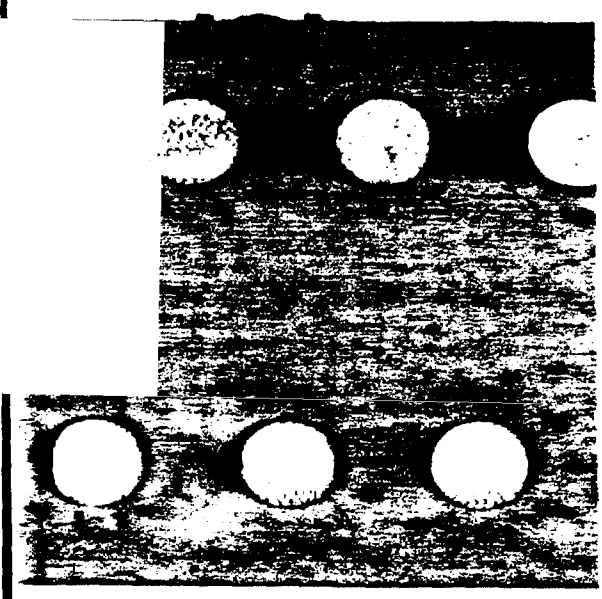
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 58750.00

Karen L Sekerak
Affiant

Sworn and subscribed before me on the 1st day of September, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

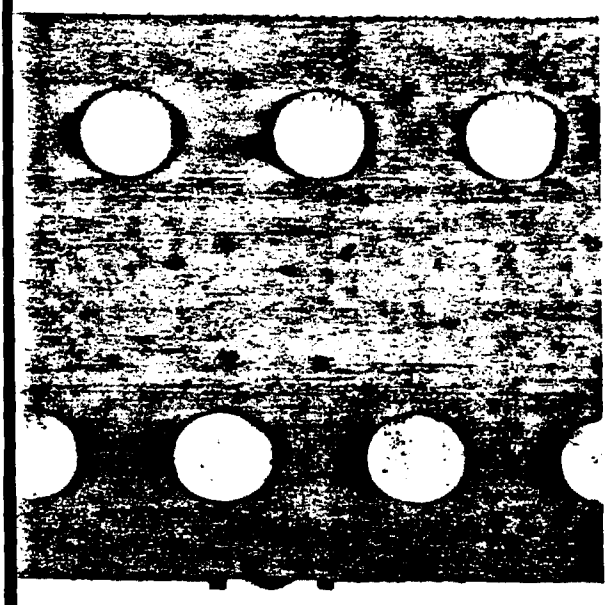
RECEIVED OF _____

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	58750.00
CON TX	217.38
PRFEE	1.00
MDEED	8.00
TOTAL	226.38
CHECK	226.38

09/05/95 01 13:30 0001 0289

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0096745
IDENTIF. # REFERENCE

95 SEP -5 PM 1:27

REGISTER OF DEEDS
DAVIDSON COUNTY, TN.

No. 949188