BOOK 10194 PG 277

Box 44

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
Third Floor
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

AFFIANT

Subscribed and sworn to before me, this 16th day of September, 1996.

Notary Public

My Commission Expires:

Address New Owners As Follows: Phillip M. Francis and wife, Sharon Z. Francis, 4 Wyndham Place, Nashville, TN 37205

Send Tax Bills To: SAME

Map-Parcel Number: 116-12E-4

9679 09/17 0101 03CHECK 1768.50

SEP 17 PM 4:14

PEGGY Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0226376

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS E. BALDRIDGE, SR. AND WIFE, MARTHA M. BALDRIDGE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PHILLIP M. FRANCIS AND WIFE, SHARON Z. FRANCIS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 4 on the plan of Wyndham Chase, as shown on Plat of record in Book 6900, page 101, Register's Office for Davidson County, Tennessee.

Said plat Lot No. 4 fronts 78.34 feet on the north margin of Wyndham Place, and extends back 79.97 feet on the west line and 108.01 feet on the east line to a dead line in the rear, measuring 125 feet, thereon.

Being the same property conveyed to Thomas E. Baldridge, Sr. and wife, Martha M. Baldridge by deed from Baldridge Development Co., Inc., of record in Book 7744, page 395, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1996 Metro taxes, a lien but not yet due and payable, which have been prorated and shall be paid by Grantors.

2. Matters shown on the Plan of record in Book 6900, page 101, Register's Office for said County.

3. Restrictive covenants of record in Book 7019, page 922, amended and restated in Book 7419, page 217, amended of record in Book 7951, page 5, Register's Office for said County.

4. An easement for permanent right-of-way and temporary right of entry of record in Book 6909, page 852, and Book 6909, page 856, Register's Office said County.

5. An easement for television cable of record in Book 7384, page 862, Register's Office for said County.

6. Deeds of Conveyance for water and sewer services of record in Book 8131, page 957, and Book 8131, page 980, Register's Office for said County.

This is improved property known as 4 Wyndham Place, Nashville, Tennessee 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 hands this 16th day of September, 1996.

Thomas E. Baldridge

Martha M. Baldridge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS E. BALDRIDGE**, 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 16th day of September, 1996.

Notary Public

My Commission Expires: 11/27/99

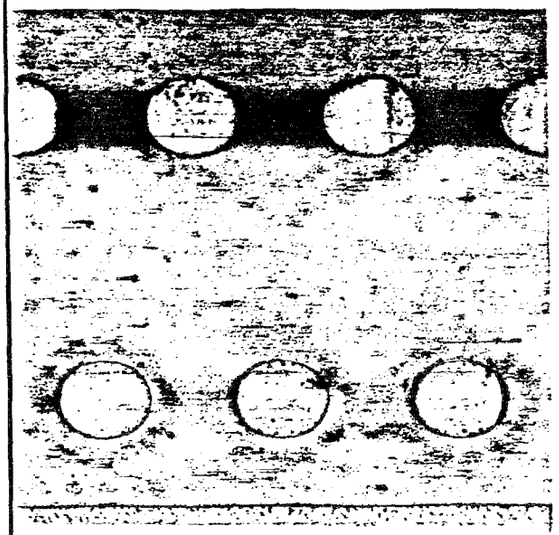
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

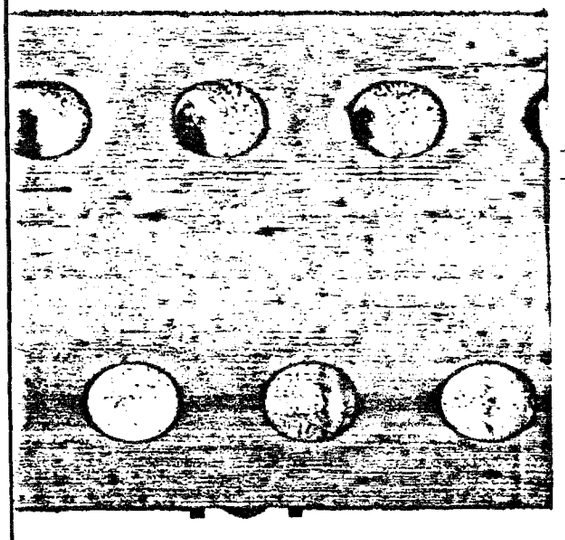
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA M. BALDRIDGE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of September, 1996.

Notary Public

My Commission Expires: 11/27/99





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

RECEIVED OF _____

FOR _____

BOOK 10194 PG 279

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 475000.00
CON TX 1757.50
PRFEE 1.00
WDEED 8.00
TOTAL 1766.50
CHECK 1766.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/17/96 VL 1518 0001 9679

0226376
IDENTIF. & REFERENCE

96 SEP 17 PM 4:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1032115