BOOK 10206 PG 132

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
4300 Kings Lane
Nashville, TN 37218

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
96 SEP 27 PM 3:04
MAIL ENV.
IDENTIF. & REFERENCE
0230324

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL NO.
Willie M. Ridley, Jr. **4159 Farmview Drive** **Nashville, TN 37218**	***To Mortgagee***	**59-5-185**

MORTGAGEE:
Century Mortgage Corporation
Two International Drive
Nashville, TN 37217

3866 09/27 0101 03CHECK 293.90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $77,000.

Willie M. Ridley Jr.
Affiant

Subscribed to and sworn before me this 24th day of September 1996.

Notary Public

My Commission Expires: March 25, 2000

FOR AND IN CONSIDERATION of the sum of Seventy Eight Thousand Nine Hundred Dollars ($78,900.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JOHN ERVIN BALDWIN and wife, RUBY JEAN BALDWIN, have this day bargained and sold, and do hereby transfer and convey unto WILLIE M. RIDLEY, JR., the Grantee herein, his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 151 on the Plat of Buena Vista Estates, Section V, of record in Book 4460, page 22, Register's Office for Davidson County, Tennessee.

Said Lot 151 fronts 75 feet on the southwest margin of Farmview Drive, and extends back 303.6 feet on the northwest line, and 241.1 feet on the southwest line, to a line on the rear on which it measures 136.80 feet.

Being the same property conveyed to John Ervin Baldwin and wife, Ruby Jean Baldwin, by deed from B & H Company of record in Book 4720, page 9670, said Register's Office.

This is improved real property known as 4159 Farmview Drive, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, his heirs, personal representatives, successors and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 26th day of September, 1996.

John Ervin Baldwin
JOHN ERVIN BALDWIN

Ruby Jean Baldwin
RUBY JEAN BALDWIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN ERVIN BALDWIN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 26th day of September, 1996.

Notary Public

My Commission Expires: March 25, 2000

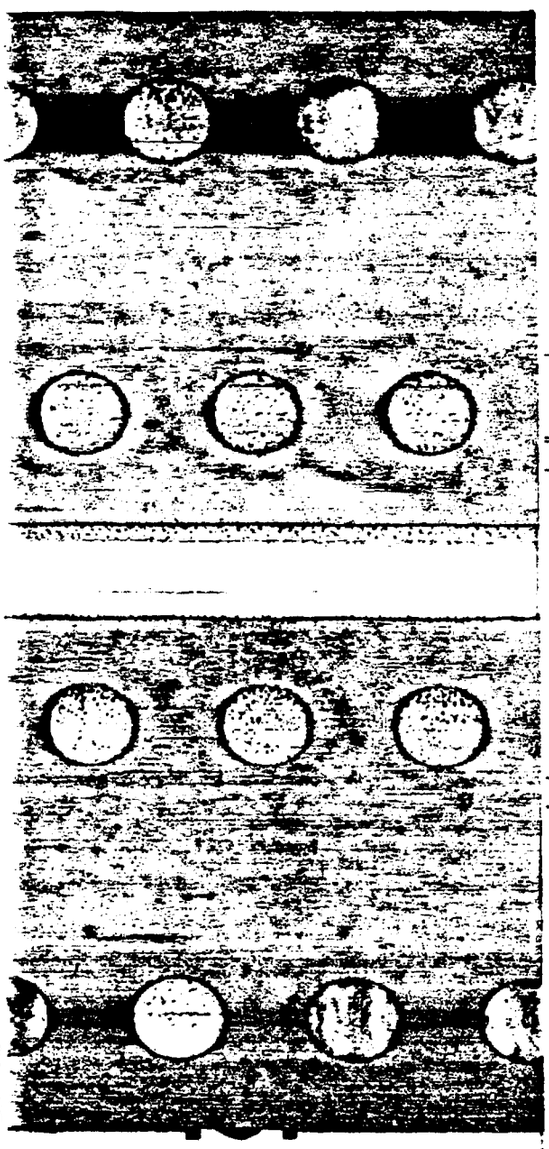
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUBY JEAN BALDWIN**, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 26th day of September, 1996.

Notary Public

My Commission Expires: March 25, 2000



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10206 PG 134

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 77000.00
CON TX 284.90
PRFEE 1.00
WDEED 8.00
TOTAL 293.90
CHECK 293.90

09/27/96 01 15:07 0001 3866

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0230324
IDENTIF. ↑ REFERENCE

96 SEP 27 PM 3:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1036265