BOOK 10206 PG 145

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

0230327

IDENTIF. A REFERENCE

MAIL ENV.

96 SEP 27 PM 3:06

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL NO.
John E. Baldwin **4429 Enchanted Circle** **Nashville, TN 37218**	***To Mortgagee***	**58-14-170**

MORTGAGEE:
Suntrust Bank, Nashville, N. A.
P. O. Box 305110, 7th Floor
Nashville, TN 37230-5110

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $146,000 3569 09/27 0101 03CHECK 549.20

John E. Baldwin
Affiant

Subscribed to and sworn before me this 26th day of [illegible], 1996.

Notary Public

EVA M. LEMEH NOTARY PUBLIC AT LARGE DAVIDSON CO. TN.

My Commission Expires: March 25, 2000

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Six Thousand Dollars ($146,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CARDINAL CONSTRUCTION, INC. (the "Corporation") has this day bargained and sold, and does hereby transfer and convey unto JOHN E. BALDWIN and wife, RUBY JEAN BALDWIN, the Grantee herein, their heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being all of Lot No. 14, on the Amended Final Plat of Enchanted Hills, Section 5, phase I, a Planned Unit Development as shown by Plat and Survey of record in Plat Book 6900, page 870, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CARDINAL CONSTRUCTION, INC. by deed from DWAYNE L. BELL D/B/A EXCEL of record in Book 9854, page 12, said Register's Office.

This is improved real property known as 4429 Enchanted Circle, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, their heirs, personal representatives, successors and assigns forever. The Corporation covenants with the said Grantee that it is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is unencumbered.

The Corporation further covenants and binds itself, and its successors and assigns, to warrant

and forever defend the title to said real estate to said Grantee, their 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.

CARDINAL CONSTRUCTION, INC.

By: _____
AUDIE J. JOHNSON

Title: Pres

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

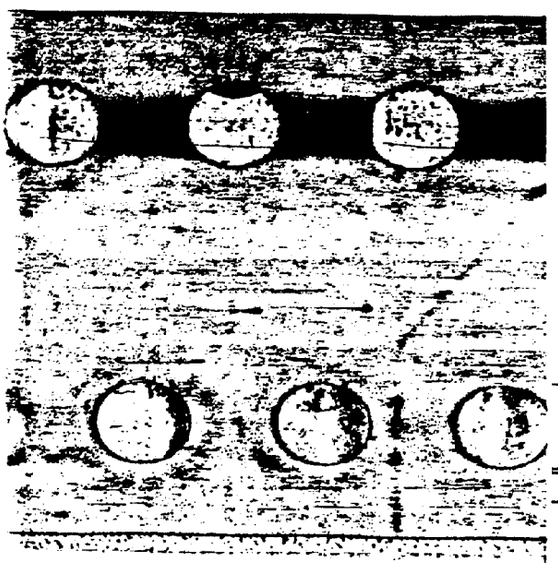
Before me, EVA M. LEMEH, a Notary Public in and for said County and State, personally appeared AUDIE J. JOHNSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged himself to be the President of CARDINAL CONSTRUCTION, INC., the within named bargainor, a corporation, and that he as the President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as the President of the corporation.

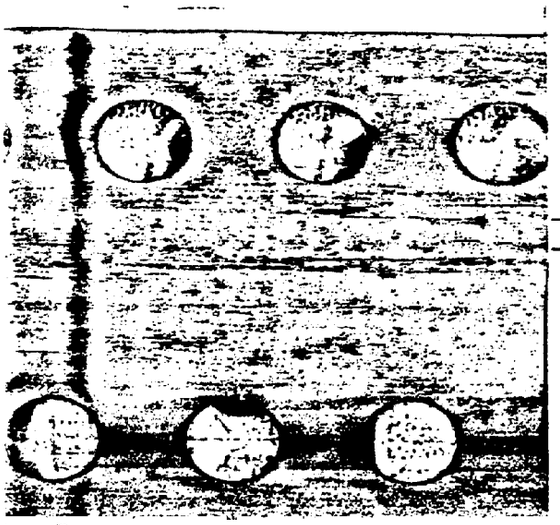
Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 26th day of September, 1996.

_____
Notary Public

My Commission Expires: March 25, 2000

EVA M. LEMEH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY





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

RECEIVED OF _____

FOR _____

BOOK 10206 PG 147

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 146000.00
CON TX 540.20
PRFEE 1.00
WDEED 8.00
TOTAL 549.20
CHECK 549.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/27/96 01 15:09 0001 3869

0230327
IDENTIF. # REFERENCE

96 SEP 27 PM 3:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1036268