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

BOOK 10514 PG 164

W & I Ref: (ljh) Title No: 38978
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jennifer Baldwin 310 53rd Avenue N. Nashville, TN 37209	SAME

TAX MAP-PARCEL NUMBERS: 91-15-120 and 91-15-119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 120500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert W. Grace and spouse, Marti S. Grace,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer Baldwin, and Mary Jane Russell, as joint tenants with right of survivorship,** 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:**

TRACT I:

LAND in Davidson County, Tennessee, being part of Block 12 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the east margin of 53rd Avenue North, 45 feet south from the corner of 53rd Avenue North and Elkins Avenue; thence continuing south along said margin 45 feet to a point; thence east running between parallel lines 120 feet to the rear property line, measuring 45 feet thereon.

Tract No. I being the same property conveyed to Robert W. Grace, an unmarried person, by deed from Paul A. Picelli, an unmarried person of record in Book 9538, Page 402, said Register's Office. By Quitclaim Deed of record in Book 10416, Page 989, said Register's Office, a tenancy by the entirety was created in Robert W. Grace ad wife, Marti S. Grace.

TRACT I:

LAND in Davidson County, Tennessee, being part of Block 12 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, said Register's Office.

BEGINNING at a point in the east margin of 53rd Avenue North at the southeast corner of 53rd Avenue North and Elkins Avenue; thence continuing South along said margin, 45 feet to a point; thence East running between parallel lines and along the southerly margin of Elkins Avenue, 120 feet to the rear property line, measuring 45 feet thereon.

TRACT No. II being the same property conveyed to Robert W. Grace by deed from Paul A. Picelli, of record in Book 9543, Page 19, Register's Office for Davidson County, Tennessee.

By Quitlclaim Deed of record in Book 10416, Page 989, said Register's Office, a tenancy by the entirety was created in Robert W. Grace and wife, Marti S. Grace.

Description Reference: The description is the same as that used in the last deed prior

to this transaction..

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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: 310 53rd Avenue N., Nashville, TN 37209

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 30th day of June, 1997.

Robert W. Grace **Marti S. Grace**

State of Tennessee
County of Davidson

On this 30th day of June, 1997, before me the undersigned authority, personally appeared **Robert W. Grace** and **Marti S. Grace**, 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.

My Commission Expires: _____ Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: ~~$120,000.00~~ $120,500.00

Affiant

Sworn and subscribed before me on the 30th day of June, 1997.

My Commission Expires: _____ Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

98 07/02 0101 03CHECK 454-85

97 JUL -2 AM 9:09

PENNY L. WILSON REGISTER DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0322086

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
120500.00
MOR TX 445.85
ERR CO
MOR TX 445.85-
CON TX 445.85
PRFEE 1.00
WDEED 8.00
TOTAL 454.85
CHECK 454.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/02/97 01 09:11 0001 9879

03220086
IDENTIF. ↑ REFERENCE

97 JUL -2 AM 9:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1169661