BOOK 10858 PG 824

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 30,350.00
Ed Baldwin
Affiant

47

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF March 19 98

Bertie J. Whitaker
Notary Public

MY COMMISSION EXPIRES: 11-3-99
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Drive, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ed Baldwin (NAME)	First Union Mortgage Corporation (NAME)	MAP 43-10A
555 N. Dupont Avenue B 28 (ADDRESS)	P. O. Box 29547 (ADDRESS)	PARCEL 38
Madison, TN 37115 (CITY) (STATE) (ZIP)	Raleigh, NC 27626-0547 (CITY) (STATE) (ZIP)	11D-65262

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, W. G. King and wife, Rachel A. King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ed Baldwin, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Condominium Unit B-28 (B-300), Madison Park Condominiums as referenced and more particularly described on the Plat of Madison Park Condominiums of record in Book 5200, pages 179-182, Register's Office for Davdison County, Tennessee.

Being the same property conveyed to W. G. King and wife, Rachael A. King by deed from Madison Park Associates, Ltd., of record in Book 5957, Page 807, Register's Office for said County.

Rachel A. King and Rachael A. King being one and the same person.

2119 03/30 0101 03CHECK 121.29

041806.7
IDENTIF. ↑ REFERENCE

98 MAR 30 AM 9:57
FELIX Z. KNIGHT, REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 555 N. Dupont Avenue B 28, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons 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 hand s this 26th day of March, 19 98

W. G. King

Rachel A. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. G. King and wife, Rachel A. King

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 26th day of March, 19 98.

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

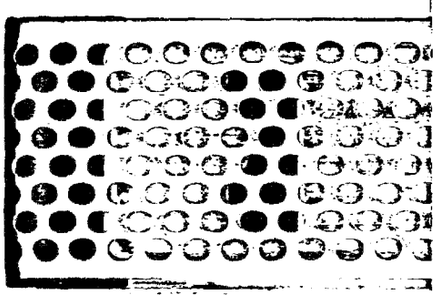
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE



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

RECEIVED OF _____

FOR _____

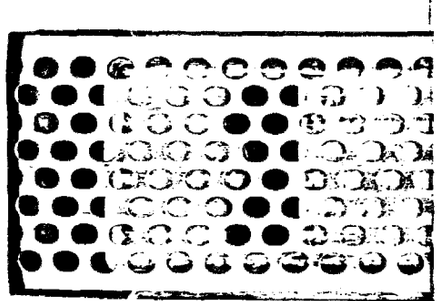
BOOK 10858 PG 826

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	30350.00
CON TX	112.29
PRFEE	1.00
WDEED	8.00
TOTAL	121.29
CHECK	121.29

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 2119



0418067
IDENTIF. ↑ REFERENCE
98 MAR 30 AM 9:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1272393