0466968

IDENTIF. ↑ REFERENCE

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
E-mail: wilkins.ivey@worldnet.att.net

98 JUL 27 PM 12:3

FELIX Z. WILSON II REGISTE
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40130
Dav. Co. File: Box 8

BOOK 11035 PAGE 871

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Linda F. Baldwin 3844 Sam Boney Drive Nashville, TN 37211	First Union Mortgage Corporation 1100 Corporate Center Dr. Raleigh, NC 27607-5066

TAX MAP-PARCEL NUMBERS: 133-15-30

B40B 07/27 0101 03CHECK 333.20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 86,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul A. Rau, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Linda F. Baldwin,** 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:**

LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of Paragon Hills of record in Book 3300, Page 100, Register's Office for said County.

SAID Lot No. 36 fronts 86.1 feet on the southeasterly margin of Sam Boney Drive and extends back 146.3 feet on the northeasterly line and 144.3 feet on the southwesterly line to a dead line in the rear, measuring 50. 2 feet thereon.

BEING the same property conveyed to Paul A. Rau, an unmarried person by deed from Dawsey W. Hood and wife, Hedda G. Hood of record in Book 9670, Page 544, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998 and subsequent years; The Plan of record in Book 3300, Page 100, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Sam Boney Drive and 10 foot easement for public utility purposes along the rear line of said lot; Avigation Easement and Contract of record in Book 9670, Page 542, said Register's Office.

This instrument is executed on behalf of Paul A. Rau by Teresa B. Creecy as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 3844 Sam Boney Drive, Nashville, TN 37211

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 24th day of July, 1998.

BOOK 11035 PAGE 872

Paul A Rau by
Teresa B Creecy

Paul A. Rau, By: Teresa B. Creecy, Atty-In-Fact

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: $ 86000.00

Leslie J. Baldwin
Affiant

Sworn and subscribed before me on the 24th day of July, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

My Commission Expires: _____

Notary Public

Widoc: Deed Wty—12/92

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 **Teresa B. Creecy**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Paul A. Rau**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of July, 1998.

Notary Public

My Commission Expires:

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Paul A. Rau

TO: Linda F. Baldwin

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Teresa B. Creecy

Teresa B. Creecy, Affiant

Sworn to and subscribed before me this

24th day of July, 1998.

Notary Public

My Commission Expires:_____

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

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

RECEIVED OF _____

FOR _____

BOOK 11035 PAGE 874

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR.-NTY 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	86000.00
CON TX	318.20
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	333.20
CHECK	333.20

07/27/98 01 12:38 0001 840(

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0466968
IDENTIF. ↑ REFERENCE

98 JUL 27 PM 12:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1324041