Box 61

T-6502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Subscribed and sworn to before me this 14th day of August, 1998.

JANE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires November 24, 2001

My Commission Expires

Geneva Baldwin
Affiant

Jane L. Taylor
Notary Public

WARRANTY DEED

BOOK 11070 PAGE 106

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION
1161 MURFREESBORO ROAD
SUITE 324
NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: **KAREN L. MAY**	NAME: **SAME**
STREET ADDRESS: **4823 GRINSTEAD PLACE**	STREET ADDRESS:
CITY: **NASHVILLE** STATE: **TN**	CITY: STATE:
ZIP CODE: 37216 MAP & PARCEL NO. **061-03-0/057.00**	ZIP CODE:

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GENEVA BALDWIN, WIDOW,**

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **KAREN L. MAY, UNMARRIED**

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in the 11th Civil District of said County and State, being Lot No. 8 on the Plan of Lindell Heights, as of record in Book 1835, page 14, Register's Office for said County.

Said Lot No. 8 fronts 84.9 feet on the westerly side of Grinstead Place and runs back 150 feet on the southerly line and 151.8 feet on the northerly line to the easterly margin of the right-of-way of the L & N Railroad, measuring 55.7 feet thereon.

Being the same property conveyed unto James Claude Baldwin and wife, Geneva Baldwin, by Deed recorded August 23, 1973, in Book 4739, Page 943, of the Register's Office for Davidson County, Tennessee. The said James Claude Baldwin now being deceased.

THIS IS IMPROVED PROPERTY KNOWN AS: **5823 GRINSTEAD PLACE, NASHVILLE, TENNESSEE 37216**

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 MY HAND THIS 14TH DAY OF AUGUST, 1998.

Geneva Baldwin
GENEVA BALDWIN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

98 AUG 18 AM 10:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE
04 76277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of August, 1998, before me personally appeared **GENEVA BALDWIN** to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires

My Commission Expires
November 24, 2001

Notary Public

==========

WARRANTY DEED

==========

98 AUG 18 0101 050HECK 344.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11070 PAGE 108

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 90001.00
CON TX 333.00
PRFEE 1.00
MDEED 6.00
OFEE 2.00
TOTAL 344.00
CHECK 344.00
[illegible] 01 10:14 0001 840F

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0476277

IDENTIF. ↑ REFERENCE

98 AUG 18 AM 10: 13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1333919