Box 2

BOOK 11518 PG. 856

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 205,215.00

Edward Baldwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
My Commission Expires 6/12/2002

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tisha Baldwin (NAME)	FT Mortgage Companies d/b/a (NAME)	MAP 181-3
7117 Calderwood Drive (ADDRESS)	111 Westwood Place, Suite 109 (ADDRESS)	GROUP A
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	PARCEL 191.00CO

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, Eugene A. Collins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tisha Baldwin and ~~wife~~ husband, Edward Baldwin **(also known as Tisha C. Baldwin and husband, Edward B. Baldwin, III)**

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:

Land in Davidson County, Tennessee, BEING Lot No. 191 on the Plan of Section Three, Indian Creek Estates, of record in Plat Book 9700, page 817, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being a part of the same property conveyed to Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage or otherwise encumber without the joinder of any beneficiary, by deed from Benedict Marino and wife, Catherine M. Marino of record in Book 10165, page 735, Register's Office for Davidson County, Tennessee. By quitclaim deed which is being recorded simultaneously herewith, Gregory S. Perrone, Trustee, quitclaimed all of his right, title and interest in suject property to Eugene A. Collins.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 817; restrictions of record in Book 10752, page 553; by-laws of record in Book 1033, page 509; charter of record in Book 11031, page 79; storm water detention agreement of record in Book 10729, page 380 and easement of record in Book 6549, page 403; all of record in the Register's Office for Davidson County, Tennessee. County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7117 Calderwood Drive, Antioch, Tennessee 37013
(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 my hand this 4th day of June 19 99

Eugene A. Collins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11518 PG. 857

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene A. Collins

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 4th day of June, 1999.

Commission expires _____

Notary Public

DAPHNE D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
My Commission Expires 8/12/2002

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 _____ as such _____ 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

WARRANTY DEED

FROM

Eugene A. Collins

TO

Tisha Baldwin and ~~wife,~~ husband Edward Baldwin

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Eugene A. Collins, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tisha Baldwin and husband Edward Baldwin, THE FOLLOWING DESCRIBED REAL ESTATE IN WILLIAMSON COUNTY, TENNESSEE, TO WIT:

BEING LOT NO. 1 ON THE PLAT OF SUBDIVISION OF PROPERTY OF EUGENE A. COLLINS, OF RECORD IN PLAT BOOK P-34, PAGE 96, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO EUGENE A. COLLINS BY DEED OF RECORD IN BOOK 1151, PAGE 857, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD THE SAME UNTO THE SAID GRANTEE, HIS HEIRS AND ASSIGNS FOREVER.

AND I/WE DO COVENANT WITH THE SAID GRANTEE THAT I/WE AM/ARE LAWFULLY SEIZED AND POSSESSED OF SAID REAL ESTATE; THAT I/WE HAVE A GOOD RIGHT TO SELL AND CONVEY THE SAME; THAT THE SAME IS UNENCUMBERED, EXCEPT FOR TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEARS, AND EASEMENTS AND RESTRICTIONS OF RECORD, AND THAT I/WE WILL AND MY/OUR HEIRS, EXECUTORS AND ADMINISTRATORS SHALL WARRANT AND FOREVER DEFEND THE TITLE TO THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

WITNESS MY/OUR HAND(S) THIS 4th DAY OF June, 1999.

_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED BARGAINOR, Eugene A. Collins, WITH WHOM I AM PERSONALLY ACQUAINTED OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. WITNESS MY HAND AND OFFICIAL SEAL AT BRENTWOOD, TENNESSEE, THIS 4th DAY OF June, 1999.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

REAL ESTATE TRANSFER REFERENCE

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

99 JUN -9 AM 9:41

725 06/09 0101 03CHECK 770-30

05975145

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11518 PG. 858

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0597545

IDENTIF. & REFERENCE

99 JUN -9 AM 9:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
205215.00
CON TX 759.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 770.30
CHECK 770.30

06/09/99 01 09:44 0001 7275

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471748