THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** **Third Floor** **230 Fourth Avenue, North** **P. O. Box 198888** **Nashville, Tennessee 37219-8888** **(615) 244-4994**	**This transfer is exempt from** **real estate transfer tax** **pursuant to T.C.A.** **§67-4-409(a)(3)(A).**

Address new owner as follows: Robert A. Baldwin 3711 Whitland Avenue Nashville, TN 37205	Send Tax Bills to: Same	Map-Parcel Numbers: Map 104-9 Parcel 221

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Helen D. Baldwin, hereinafter called the Grantor, for the purpose of terminating a tenancy by the entirety between the Grantor and the Grantor's spouse, Robert A. Baldwin, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Robert A. Baldwin, has bargained and sold, and by these presents does transfer and convey unto Robert A. Baldwin, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. 1999 State and County taxes, a lien not yet due and payable, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 6 day of August, 1999.

Helen D. Baldwin

Helen D. Baldwin

116490.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen D. Baldwin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6 day of August, 1999.

Marie J. Patterson
Notary Public

My Commission Expires: 1-29-2000

062962
IDENTIF. → REFERENCE
99 AUG 11 AM 9:56
JILL GARNER REGISTER
DAVIDSON COUNTY, TN.
#646 08/11 0101 03CHECK 18.00

EXHIBIT A

Legal Description

Being Lot No. 5 on the Myrtlewood Plat of The Bransford Realty Company's Subdivision of part of the S. W. Berger Property, as of record in Book 547, page 106, Register's office for said County, described as follows:

Beginning on the southerly margin of Whitland Avenue at the northwest corner of Lot No. 4; thence with the line between Lots Nos. 4 and 5, southeastwardly 160 feet to the corner of Lots Nos. 4 and 7; thence with the line between Lots Nos. 5 and 7, southeastwardly 8.9 feet to the corner of Lots Nos. 7 and 8; thence with the line between Lots Nos. 5 and 8, southwardly 55 feet to the northeast corner of Lot No. 11; thence with the line between Lots Nos. 5 and 11 westwardly 44.6 feet to the corner of Lots No. 5, 6 and 29; thence with the line between Lots Nos. 5 and 6, northwestwardly 192 feet to the southerly margin of Whitland Avenue; thence with same northeastwardly 60 feet to the beginning.

Being the same property conveyed to Robert A. Baldwin and wife, Helen D. Baldwin, by deed from W. Clifford Bates and wife, Elsie Lowe Bates, of record in Book 3952, page 527, Register's Office for Davidson County, Tennessee.

This is improved property known as 3711 Whitland Avenue, Nashville, Tennessee 37205.