[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Clifford O. Balduf	[New Owners	[
[Lillian M. Balduf	[	[Map 105-04-0
[2706 Emery Drive	[	[Parcel 142.00
[Nashville, TN 37214	[	[

[This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205
[26B 9688

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Carlos Trevino and wife, Yolanda M. Trevino, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Clifford O. Balduf and wife, Lillian M. Balduf (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Meadowview Acres of record in Book 2133, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Carlos Trevino and wife, Yolanda M. Trevino by Warranty Deed from Michael Andrew Kernan, an unmarried person of record in Book 9353, page 311, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This instrument is being executed in behalf of Yolanda M. Trevino pursuant to a Power of Attorney executed by them and being filed for record simultaneously herewith.

This conveyance is subject to:
1. Taxes for the year 2000 and subsequent years.
2. Plan of record in Plat Book 2133, page 50, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in Book 2144, page 517, said Register's Office for Davidson County, Tennessee.
4. Avigation Easement of record in Book 9353, page 309, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 15 Shepard Street, Nashville, Tennessee 37210.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $90,000.00.
[
[

Clifford O. Balduf
Affiant

[Subscribed and sworn to before me this
[29th day of October, 1999.
[
[

Joseph V. Ferrelli
Notary Public

[My Commission Expires: 9/23/2003

11/03 0101 03CHECK 344.00

99 NOV -3 AM 10:16

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

RECEIVED FOR RECORD

053740

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever. And Grantors does covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of October, 1999.

Carlos Trevino

Yolanda M. Trevino
by: Carlos Trevino,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 1999, before me personally appeared Carlos Trevino, to me known to be the person who executed the foregoing instrument on behalf of Yolanda M. Trevino and who acknowledged that he executed the same as the free act and deed of the said Yolanda M. Trevino.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October, 1999.

Notary Public

My Commission Expires: 9/23/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carlos Trevino, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October, 1999.

Notary Public

My Commission Expires: 9/23/2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11729 PAGE 654

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

99 NOV -3 AM 10:16

REFERENCE

0653740

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

11/03/99 01 10:17 0001 7414

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535155