Realty 484

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Instr:200004170038123 Page: 1 OF 2
REC'D FOR REC 04/17/2000 10:33:04AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $788.10

WARRANTY DEED

THIS INDENTURE, made this 18th day of January, 2000 between **J. MARVIN BALDWIN, III AND WIFE AMY N. BALDWIN** of **DAVIDSON** County, Tennessee, First Parties, and

Ron A. McCullough and Dana Sue Ray as joint tenants with right of survivorship

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

J. Marvin Baldwin, III and wife, Amy N. Baldwin

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 342 ON THE PLAN OF A RESUBDIVSION OF TRACESIDE, SECTION ONE, OF RECORD IN BOOK 7900, PAGE 946, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. *

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2000 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

J. MARVIN BALDWIN, III

AMY N. BALDWIN

STATE OF Illinois
COUNTY OF DuPage

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **J. MARVIN BALDWIN, III**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of January, 2000.

Notary Public
Printed name: JUDY J. JAROS

My commission expires: 6/28/03
(NOTARY SEAL)

OFFICIAL SEAL
JUDY J JAROS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/28/03

*Being the same property conveyed to J. Marvin Baldwin, III and wife, Amy N. Baldwin by deed from Centex Real Estate Corporation of record in Book 9706, Page 959, Register's Office for Davidson County, Tennessee.

STATE OF Illinois
COUNTY OF DuPage

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **AMY N. BALDWIN**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of January, 2000.

Notary Public

My commission expires: 5/28/03
(NOTARY SEAL)

Printed name: JUDY J. JAROS

OFFICIAL SEAL
JUDY J JAROS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/28/03

PROPERTY OWNER:
Ron A. McCullough
5201 Timber Gap Drive
Nashville, TN 37221

RESPONSIBLE TAXPAYER:
1st Trust Bank for Savings
P.O. Box 17257
Memphis, TN 38187-0257

CLT#62B-B-1.03
Map & Parcel No: 155-16-0-A 029 CO

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 213,000.00.

X _____ (AFFIANT)

Subscribed and sworn to before me, this 14th day of April, _____

Notary Public

My commission expires 11/29/2003

Printed Name Elizabeth J. Smith

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires November 29, 2003

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____.

_____ (AFFIANT)

Subscribed and sworn to before me, this _____ day of _____, _____

Notary Public

My commission expires _____

Printed Name _____