Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39425** FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/28/00 15:43 2pgs
Fees:11.00 Taxes:1246.90

20001128-0116843

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 337,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of November, 2000.

Notary Public

MY COMMISSION EXPIRES: 2/23/2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
RUSSELL S. BALDWIN and wife,	**PROVIDENT FUNDING ASSOCIATES, L.P.**	**132-2-23**
LETITIA G. BALDWIN	**P. O. Box 5914**	**OH 6675**
4012 Crestridge Drive	**Santa Rosa, CA 65402**	
Nashville, Tennessee 37204		

FOR AND IN 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, DODSON B. WALLER and wife, SANDRA L. WALLER**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUSSELL S. BALDWIN and wife, LETITIA G. BALDWIN**

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:

BEING Lot No. 34 on the map of Brookhaven Estates, as of record in Book 1835, pages 49, 50, and 51, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of Crestridge Drive at the corner of Lots Nos. 33 and 34; thence with the line between said lots southeasterly 159.3 feet to a point, a corner of said lots and of Lot No. 35; thence with the line between Lots Nos. 34 and 35; southeasterly 178.5 feet to the easterly margin of Brookhaven Drive; thence with the margin of the same, northeasterly 159.65 feet to a point, and continuing with the margin of the same, northerly around a slight curve, 150.07 feet to a point and continuing with the margin of said Drive northwesterly 10.08 feet to the beginning of a curve; thence around said curve, northwesterly 37.34 feet to the southerly margin of Crestridge Drive; thence with the margin of the same southwesterly 262.45 feet to the beginning.

BEING the same property conveyed to Dodson B. Waller and wife, Sandra L. Waller by deed from Roger D. Hamby, Sole Heir at Law of Beulah Hamby Charlton, of record in Book 8200, page 416, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **4012 Crestridge Drive, Nashville, Tennessee 37204**
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 our hands this 17th day of November, 2000.

X Dodson B. Waller
DODSON B. WALLER

X Sandra L. Waller
SANDRA L. WALLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED **DODSON B. WALLER and wife, SANDRA L. WALLER**

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at NASHVILLE, TENNESSEE, this the **17TH DAY OF NOVEMBER, 2000.**

My Commission Expires: 5/26/02

Notary Public

NOTARY PUBLIC AT LARGE