03

Realty Title 48-A

# WARRANTY DEED

Record & Return To:
Realty Title & Escrow
3815 Cleghorn Avenue, STE 102

Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th Day of January, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jerry R. Baldwin and Robin M. Baldwin | Bank of America, N.A. | 159-12-17 |
| (NAME) 5524 Cherrywood Drive | (NAME) 2059 Northlake Parkway | |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) Tucker GA, 30084 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Don D. Schrope and Linda C. Schrope**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jerry R. Baldwin and wife, Robin M. Baldwin** herereinafter called the GRANTEE(S), 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 all of Lot No. 64, Resubdivision of Lots 64 and 65 of Section 3, Oak Hill Estates, according to the plat thereof, recorded in Book 6200, Page 105 of the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

**Being the same property conveyed to Don D. Schrope and wife, Linda C. Schrope by Warranty Deed of record in Book 6106, page 731, Register's Office of Davidson County, Tennessee, and further conveyed by Quitclaim Deed of record in Book 11105, page 699, said Register's Office.**

Restrictive Covenants of record in Book 5010, page 245; and, any and all matters as shown on plat of record in Plat Book 6200, page 105; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved( X ) property, known as 5524 Cherrywood Drive Brentwood TN 37027
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 7th Day of January, 2002.

Don D. Schrope

**Don D. Schrope**

Linda C. Schrope

**Linda C. Schrope**

**RECORDERS ME**
LEGIBILITY OF WRITING, TYP
PRINTING IN THIS DOCUMENT
UNSA[illegible]FACTORY WHEN R[illegible]

Davidson County DEEDWARR
Recvd: 01/23/02 14:07 2pgs
Fees:13.00 Taxes:1054.50

20020123-0009275

STATE OF TENNESSEE )
) ss:
COUNTY OF DAVIDSON )

Before me, the undersigned Notary Public, personally appeared Don D. Schrope and Linda C. Schrope, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th Day of January, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/05

