PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **May, 2002** between **EDWARD B. BALDWIN, III and TISHA C. BALDWIN, husband and wife** , GRANTOR, and **NASHVILLE BUILDING SERVICES, INC.** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **JOELTON,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 31 on the Plan of Jacobs Valley, Section One, a Plat of which is of record in Plat Book 9700, page 811 and revised in Plat Book 9700, page 864, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Edward B. Baldwin, III and wife, Tisha C. Baldwin by deed from Dale Pyron and Joe Pyron, of record in Instrument No. 20010910-0098138, Register's Office, Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 9700, page 811 and revised in Plat Book 9700, page 864; any and all restrictions, easements, right of ways, setback lines, zoning regulations, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Davidson County DEEDWARR
Recvd: 06/12/02 13:20 2pgs
Fees:13.00 Taxes:87.32



20020612-0071678

EDWARD B. BALDWIN, III
Signature of Seller

TISHA C. BALDWIN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **EDWARD B. BALDWIN, III and TISHA C. BALDWIN, husband and wife** , the within named bargainors, 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, at office, this **7th** day of **June, 2002.**

Alan D Roberts
Notary Public

My Commission Expires: 7-30-05

Name and Address of Property Owner:

NASHVILLE BUILDING SERVICES, INC.
P.O. BOX 330157
NASHVILLE, TN 37203

Property Address:

1010 JACOBS VALLEY ROAD
JOELTON, TN 37080

Person Responsible for Taxes:

Same

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MAP & Parcel #: 013-00-0-031.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$23,600.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Alan D Roberts
Affiant

Sworn to and subscribed before me, a Notary Public, this ~~7th~~ 12th day of **June, 2002.**

Kim LeGate
~~Notary Public~~
Deputy Register

~~My Commission Expires:~~ _____

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076