Davidson County DEEDWARR
Recvd: 06/14/02 09:05 2pgs
Fees:13.00 Taxes:381.10
20020614-0072385

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

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

ADDRESS NEW OWNER:
Matthew Baldwin
1020 Mitchell Rd.
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, TN 37219

MAP **83-8**
GROUP
PARCEL **70**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **United Guaranty Residential Insurance Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Matthew Baldwin and wife, Angelia Baldwin**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 118 of Rosewood Heights Subdivision, Section III, of record in Plat Book 2133, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot. Said Lot No. 118 fronts 83 feet on the southwesterly margin of Mitchell Road and extends back 185.3 feet on the westerly line and 187 feet on the southeasterly line to a dead line in the rear, measuring 42.5 feet thereon.

Being the same property conveyed to United Guaranty Residential Insurance Company by deed from Federal National Mortgage Associaton of record in Instrument no. 20020614-0072384, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 1020 Mitchell Rd., Nashville, Tennessee 37206.

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 my hand this the 16th day of May, 2002.

~~United Guaranty~~

By: _____

By: _____

STATE OF North Carolina
COUNTY OF Guilford)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Jack Padgett and Beaton Neese with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be the Vice President and the Asst. Secretary of **United Guaranty Residential Insurance Company**, the within named bargainor, a corporation, and that they as such authorized officers, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officers.

WITNESS my hand and official seal this 16th day of May, 2002.

Donna W. Sansel
Donna W. Sansel
NOTARY PUBLIC

My Commission Expires: 11/19/02 ~~5/29/2005~~

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $103,000.00 ~~$100,000.00~~

Angela R. Barnard
AFFIANT

Subscribed and sworn to before me on this 16th day of May, 2002.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005