Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

#04

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

File# 20265

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $88,000.00

Affiant

Davidson County DEEDWARR
Recvd: 07/09/02 14:09 2pgs
Fees:13.00 Taxes:325.60

20020709-0082504

Subscribed and sworn to before me, this 28th day of June, 2002.

Notary Public
My commission expires: ~~03/28/04~~ 10/31/04

CINDI BENTLEY NOTARY PUBLIC AT LARGE WILSON COUNTY TENN.

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jesse Baldwin | ~~National Bank of Commerce~~ | 061-11-0 |
| ~~1111 Riverwood Drive~~ 1209 Saunders | Same | 209.00 |
| ~~Nashville TN 37216~~ Madison TN 37115 | ~~Brentwood, TN 37122~~ | |

**WARRANTY DEED**

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, George Hillard Boyd, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jesse Baldwin and wife, Minnie Baldwin, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County being Lot No. 116 on the plan of Eastdale Estates, of record in Book 547, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate legal description.
>
> Being the same property conveyed to George H. Boyd and wife, Blanche L. Boyd by Warranty Deed from Augusta B. Kirtland, a widow, of record in Book 1917, page 151, Register's Office for Davidson County, Tennessee. Blanche Latimer Boyd conveyed interest in said property to George Hillard Boyd by Warranty Deed of Record in Book 2701, page 435, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1111 Riverwood Drive, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of June, 2002.

George Hillard Boyd by Gayle A. Cline as Attorney-in-fact for George Hillard Boyd

George Hillard Boyd
By: Gayle A. Cline as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Gayle A. Cline, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in fact for George Hillard Boyd and that she is authorized by George Hillard Boyd to execute this instrument on his behalf.

Witness my hand in Mt. Juliet, TN, this 28th day of June, 2002.

Notary Public

My Commission Expires: 03/28/04

KATHLEEN A. TOWLE
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.