RETURN TO: 1501

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $71,000.00.

Subscribed and sworn to before me, this 12th day of November, 2003.

My Commission Expires:

MARY SOLLEY NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Affiant

Notary Public

Davidson County DEEDWARR
Recvd: 12/10/03 15:38 2pgs
Fees:13.00 Taxes:262.70

20031210-0177416

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Edwin Baldwin Vivian Baldwin 4010 Clifton Avenue Nashville, Tennessee 37208 MAP & PARCEL NO. 091-08-0/308.00	EDWIN BALDWIN P.O. BOX 11934 MURFREESBORO, TN 37129

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,

J. Lawson Properties, Inc.,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Edwin Baldwin and Vivian Baldwin

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS DOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lots No. 12 and 13 in Block F in the Realty Savings Bank and Trust Company's Subdivision of Lot No. 19 on the Plan of Clifton and being a re-subdivision of parts of Lots Nos. 13 and 19 and other lots in Clifton, of record in Book 421, Page 49, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to J. Lawson Properties, Inc. by Special Warranty Deed from Bank of New York , as Trustee, dated July 1, 2002, and filed of record on July 5, 2002, in Instrument No. 20020705-0080966, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bank Of New York as Trustee by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, dated June 29, 2001, recorded in Instrument No. 20010802-0082031, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2003, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 49; (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 4010 Clifton Avenue Nashville, Tennessee 37208

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 MY HAND THIS 12th DAY OF NOVEMBER, 2003.

J. Lawson Properties, Inc. as attorney-in-fact

John Lawson President

by: John Lawson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Lawson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the president of J. Lawson Properties, Inc., the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 12th day of November, 2003.

My Commission Expires:

JAMIE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Jamie L Taylor

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

WARRANTY DEED