RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43087

Davidson County DEEDWARR
Recvd: 06/09/04 10:17 4pgs
Fees:23.00 Taxes:264.18

20040609-0068115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$71,400.00 Lisa Beard Baldwin
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
Notary Public
MY COMMISSION EXPIRES: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Beard Baldwin	SAME	58-73
3020 Summercrest Trail		58-231
Antioch, TN 37013		58-232

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Anita S. Collins and husband, B. L. Collins and Roger Dale Glidewell and wife, Shirley Glidewell and David Glidewell and wife, Gail Glidewell and Diana Kay Glidewell (Riffey) and husband James E. Cleveland, Sr. and Kenneth Glidewell and Blanch H. Thompson and Ruby Inez Clark and husband, John Clark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa Beard Baldwin, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 13th, formerly 23rd Civil District of Davidson County, being part of the tract of 152-1/2 acres conveyed by Lytton Taylor and wife to J. W. Christian by deed recorded in the Register's Office of said County in Book 341, Page 89, and described as follows:

Beginning at a stake in Cato's north line, being the southeast corner of the 29 acre tract conveyed to V. H. Tarkington and wife by deed of record in Book 545, Page 12, said Register's Office; thence east 29.97 poles to two ash stumps, the southeast corner of the original tract; thence north 2-3/4 east with the west line of the Joe Drake land, 150 poles to a black oak, the northeast corner of the original tract; thence north 88 degrees west 49.33 poles to a stake in the north line of the original tract, being the northeast corner of the tract conveyed to Maude K. Webb by deed of record in Book 565, page 126, said Register's Office; thence with the east line of said tract, south 18 degrees west 32.42 poles to an elm; thence south 8 degrees west 40.72 poles to a post; thence south 75-1/2 degrees east 12.12 poles to a black locust; thence south 1/2 degree east 12.84 poles to a honey locust; thence south 12-1/2 degrees east 28.05 poles to a stake in the north boundary line of the 25 acre tract above referred to; thence with the same north 72-1/2 degrees east 8.08 poles to a stake, the northeast corner of said 25 acre tract; thence south 1 degree 40.92 poles to the point of beginning, containing 45.08 acres, according to a survey by Erle Drake, County Surveyor, December 24, 1919.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED HERE FROM is that portion of real property of record in Plat Book 6900, page 870, Register's Office for Davidson County, (Enchanted Hills, Section 5, Phase I), to which reference is made for a more complete description.

The tract herein conveyed, (now known as Enchanted Hills, Section 5, Phase II, of record in Plat Book 9700, page 371, Register's Office of Davidson County, Tennessee) consists of approximately 27.35 acres more or less and having its southerly boundary running with the northerly boundary of Enchanted Hills, Section 5, Phase I, of record in Plat Book 6900, page 870, Register's Office for Davidson County, Tennessee.

Also included in said legal description, but excluded herein are parcels conveyed in Book 10406, Page 815, Book 10432, Page 305 (re-recorded in Book 10552, Page 351), and Book 10999, Page 251, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Lila Spencer by Trustee's Deed from Joe M. Haynes, Trustee, of record in Book 9022, Page 419, and corrected in Instrument No.: 20030312-0033340, Register's Office for Davidson County, Tennessee. The said Lila Spencer a/k/a Lila J. Spencer having since died testate, her Last Will and Testament being of record in Will Book 220, page 192, in the Seventh Circuit Court, Probate Division for said County.

Unimproved ( )
This is improved (X) property known as 12.99 Acres, Kings Lane, Nashville, TN 37218

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 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/our hand(s) this _____ day of _____, 2004.

Anita S. Collins

B. L. Collins

Roger Dale Glidewell

Shirley Glidewell

David Glidewell

Gail Glidewell

Diana Kay Glidewell (Riffey)

James E. Cleveland, Sr.

Kenneth Glidewell

Blanch H. Thompson

Ruby Inez Clark

John Clark

STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Anita S. Collins and husband, B. L. Collins, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 26th day of May, 2004.

Notary Public

My Commission Expires:

LIZ R. WILBURN MY COMM. EXP. NOTARY PUBLIC AT LARGE 8/10/2004 SHELBY COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF Gibson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Roger Dale Glidewell and wife, Shirley Glidewell, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Yorkville, Tennessee, this 26 day of May, 2004.

Notary Public

My Commission Expires: 3-15-05

STATE OF TENNESSEE)
COUNTY OF Gibson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named David Glidewell and wife, Gail Glidewell, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Yorkville, Tennessee, this 26 day of May, 2004.

Notary Public

My Commission Expires: 3-15-05

STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Diana Kay Glidewell (Riffey) and husband, James E. Cleveland, Sr., the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 26th day of May, 2004.

Notary Public

My Commission Expires:

LIZ R. WILBURN MY COMM. EXP. NOTARY PUBLIC AT LARGE 8/10/2004 SHELBY COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF Gibson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Kenneth Glidewell, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Yorkville, Tennessee, this 26th day of May, 2004.

Notary Public

My Commission Expires: 3-15-05

STATE OF TENNESSEE)
COUNTY OF Gibson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Blanch H. Thompson, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Yorkville, Tennessee, this 26th day of May, 2004.

Notary Public

My Commission Expires: 3-15-05

STATE OF TENNESSEE)
COUNTY OF Gibson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Ruby Inez Clark and husband, John Clark, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Yorkville, Tennessee, this 26th day of May, 2004.

Notary Public

My Commission Expires: 3-15-05