# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/04 15:15 2pgs
Fees:13.00 Taxes:1156.25

20040707-0080842

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$312,500.00.**

Affiant

Subscribed and sworn to before me this 25th day of June, 2004

Notary Public

My Commission expires: 5-27-07 (Affix Seal)

SHARON L. RINEY NOTARY PUBLIC WILLIAMSON COUNTY, TENNESSEE

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Ron Baldwin | AmSouth Bank | 154-00-0-009.00 |
| 8487 Russell Road | 2050 Parkway Office Circle | |
| Nashville, TN 37221 | Birmingham, AL 35244 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Doris G. Friedli**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ronald Martin Baldwin and Mary L. Baldwin, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being in the 9th Civil District of Davidson County, Tennessee and described according to a survey made by Hickerson Smith Engineers Company, June 24, 1965 as follows:**

**Beginning at an iron pin in the center of Poplar Creek Road at the southwest corner of the property conveyed to Mary Marshall Buntley by deed from Frank P. Early, trustee, of record in Book 3707, page 337, Register's Office for Davidson County, Tennessee; thence leaving said road and with her west line North 7° 45' East 892.5 feet along an old established fence line to an iron pin; thence with an old fence line South 88° 00' East 665.0 feet to an iron pin; thence continuing with another fence line, South 0° 10' East 812.5 feet to an iron pin in the northeasterly margin of gravel lane; thence South 87° 35' East 1023.0 feet to an old pipe set by others; thence South 83° 30' West 530.0 feet to an angle iron set by others in the northeasterly margin of Poplar Creek Road; thence with the said road and the center line thereof, the following calls and distances: South 88° 05' West 754.5 feet, South 89° 15' West 233.6 feet, North 72° 20' West 298.5 feet to the point of beginning, containing 16.9 acres, more or less.**

**Being the same property conveyed to Howard P. Friedli and wife, Doris G. Friedli, by deed from Mary Marshall Buntley, a widow, on June 28, 1965, of record in Book 3909, page 281, Register's Office for Davidson County, Tennessee. The said Howard P. Friedli having since died on November 23, 2002, leaving said property to Doris G. Friedli by right of survivorship.**

**INCLUDED IN THE ABOVE CONVEYANCE, BUT EXPRESSLY EXCLUDED is the following:**

**Beginning at an old iron pipe, Friedli's eastmost corner, a corner in R.L. Johnson's south line, also H.W. Lasenby's corner; thence with H.W. Lasenby's line, South 86° 30' West 530 feet to an angle iron on north side of the Poplar Creek Road; thence North 88° West 260.3 feet to a point in the Poplar Creek Road, in Lasenby's and Friedli's line; thence leave Road, North 5° West passing a poplar tree in line on North margin of road 78 feet to a stake in Friedli and Johnson's line; thence with R.L. Johnson's line, South 86° 30' East 799 feet, more or less to point of beginning, containing .88 acre, more or less.**

**Being the same property conveyed to Robert L. Johnson and wife, Evelyn Johnson, by deed from Howard P. Friedli and wife, Doris G. Friedli, of record in Book 3961, page 148, Register's Office for Davidson County, Tennessee.**

**Beginning at a point in the center of Russell Rd., in the east line of Friedli property (as described in Book 3909, page 281, RODCT); thence with the center of said road, south 70 deg. 8' 6" west, 135.05' to a point; thence with the center of a private driveway north 77 deg. 5' 28" west, 116.13', then north 80 deg. 43' 45" west 122.09', then, north 87 deg. 5' 23" west 64.27', then south 84 deg. 30' 43" west 53.34', then south 78 deg. 14' 11" west 23.88'; thence leaving said private driveway: south 8 deg. 50' 34" west 220.28' to an iron pin; thence north 81 deg. 9' 26" west, 200.00' to an iron pin in a fence; thence with a fence, north 0 deg. 50' 34" east, 530.57' to an iron pin; thence leaving fence south 88 deg. 0' 0" east 666.87' to an iron pin; thence south 2 deg. 49' 39" west, 307.47' (passing an iron pin at 274.01') to the beginning; and containing 6.17 acres, more or less.**

**Being the same property conveyed to Raymond E. Culver, Jr. and wife, Melinda L. Culver, by deed from Howard P. Friedli and wife, Doris G. Friedli, of record in Book 5752, page 386, Register's Office for Davidson County, Tennessee**

**Begin at a point at the end of Russell Road, at its furtherest point from McCrory Lane, and the beginning of a**

**private driveway; thence with the center line of said private driveway north 77 deg. 5' 28" west 116.13' to a point in the centerline of said driveway; thence north 8 deg. 43' 48" west 99.09' to an iron pin, the point of beginning of the within described premises; thence south 8 deg. 50' 34" west 610.48' to an iron pin in the center line of Poplar Creek Road; thence with the center line of said Poplar Creek Road along a curve (curve data: angle of 18 deg 19' 37" and radius of 909.40') a distance of 290.88' to an iron pin; thence continuing with the center line of said Poplar Creek Road, north 69 deg. 2' 24" west 73.33' to an iron pin; thence leaving Poplar Creek Road north 8 deg. 50' 34" east 311.81' to an iron pin; thence south 81 deg. 9' 26" east 200.00' to an iron pin; thence north 8 deg. 34" east 220.28' to an iron pin in the center line of a private driveway; thence with the center line of said private driveway north 78 deg. 14' 11" east 23.88' to a point, then north 84 deg. 30' 43" east 53.34' to a point, then south 87 deg. 5' 23" east 64.27' to a point, then south 80 deg. 43' 45" east 23.00' to the point of beginning, containing 3.85 acres, more or less.**

**Being the same property conveyed to Raymond E. Culver, Jr. and wife, Melinda L. Culver, by deed from Howard P. Friedli and wife, Doris G. Friedli, of record in Book 5752, page 933, Register's Office for Davidson County, Tennessee**

The property is subject to the following:

- Easement of record in Book 4062, page 695; and Book 5752, page 386, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8497 Russell Road, Nashville, TN 37221**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this June 25, 2004.

Doris G. Friedli

**Doris G. Friedli**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Doris G. Friedli** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 25, 2004

My commission expires 5/29/2005

Melinda K. Culver

Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC LARGE