WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax (615) 883-7543

NOTARY PUBLIC AT LARGE

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$73,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of October, 2004.

Notary Public

My commission expires: 5/20/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Phillip J Baldwin	**Phillip J Baldwin**	**133-01-018.00**
513 Drake Avenue	**513 Drake Avenue**	
Nashville TN 37211	**Nashville TN 37211**	

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 ACKNOWLEDGE, WE,

Bradford K Neal

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

Phillip J Baldwin

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:

Being Lot No. 19, on the plan of William Coleman's Subdivision, of 7.08 acres just off the west part of Radnor College land, as recorded in Book 547, page 181, Register's Office of said County.

Said Lot No. 19 fronts 50 feet on the southerly side of Drake Ave., and runs back 193.75 feet on the easterly line and 194.25 feet on the westerly line to a dead line measuring 50 feet thereon.

Being the same property conveyed to Bradford K Neal, by Deed from Jimmy D Bandy and Patricia A Bandy, dated 10/07/2003, of record in Instrument No. 200310100150851, Register's Office for Davidson County, TN.

Also being the same property conveyed to Jimmy D Bandy and Patricia A Bandy, by Deed from Delvinia L Whittemore, Jack Whittemore, Roger Whittemore, Vexey Bandy and Judy Carter, dated 03/07/1994, of record in Book 9321, page 450, Register's Office for Davidson County.

This is improved (__X__) Unimproved (____) property, known as **513 Drake Avenue, Nashville TN 37211**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 **8th** day of **October, 2004.**

Bradford K Neal

Davidson County DEEDWARR
Recvd: 10/14/04 10:57 2pgs
Fees:13.00 Taxes:270.10

20041014-0123826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Bradford K Neal,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **8th** day of **October, 2004.**

_____
Notary Public

My Commission Expires:_____