Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/26/04 14:17 3pgs
Fees:18.00 Taxes:851.00
20041026-0128780

WARRANTY DEED

G-MM-04-6754

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-19-08
(AFFIX SEAL)

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Baldwin, Jr.	Union Planters Bank, NA d/b/a Regions Mortgage (NAME)	
6754 Old Hickory Blvd. (ADDRESS)	605 South Perry St (ADDRESS)	39-104
Whites Creek, Tennessee 37189 (CITY) (STATE) (ZIP)	Montgomery AL 36104 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM M. WALL AND WIFE, JUDITH D. WALL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM H. BALDWIN, JR. AND WIFE, MARSHA D. BALDWIN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

See Attached Exhibit "A"

unimproved ( )
This is improved (X) property, known as 6754 Old Hickory Blvd., Whites Creek, Tennessee 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of October, 2004.

William M. Wall

Judith D. Wall

STATE OF Tennessee

COUNTY OF Davidson

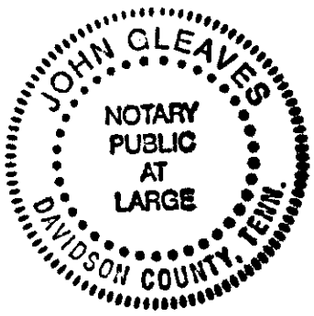
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William M. Wall and Judith D. Wall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 15th day of October, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

EXHIBIT "A"

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF OLD HICKORY BLVD., AT THE NORTHWEST CORNER OF TRACT 2, BOUNDARY SURVEY FOR KEITH KING PROPERTY DATED FEB. 1989, BY M & K SURVEYING, BEING THE NORTHEAST CORNER OF THIS TRACT; THENCE WITH THE WESTERLY LINE OF TRACT 2 THE FOLLOWING TWO CALLS, SOUTH 28 DEG. 05' 34" EAST 709.66 FEET; THENCE SOUTH 32 DEG. 59' 37" EAST 204.61 FEET TO A PLANTED STONE; THENCE NORTH 78 DEG. 50' 47" WEST 562.38 FEET TO THE SOUTHWEST CORNER OF TRACT 1 OF THE AFOREMENTIONED BOUNDARY SURVEY; THENCE WITH THE WESTERLY LINE OF TRACT 1 THE FOLLOWING 9 CALLS NORTH 13 DEG. 52' 37" WEST 88.0 FEET; NORTH 77 DEG. 03' 45" EAST 72.90 FEET; NORTH 00 DEG. 48' 21" EAST 197.95 FEET; NORTH 6 DEG. 19' 47" EAST 124.85 FEET; NORTH 16 DEG. 19' 54" WEST 77.66 FEET; NORTH 44 DEG. 20' 33" WEST 77.72 FEET; NORTH 49 DEG. 42' 06" WEST 155.30 FEET; NORTH 40 DEG. 50' 00" EAST 110.00 FEET; NORTH 47 DEG. 20' 00" EAST 20 FEET TO THE SOUTHERLY MARGIN OF OLD HICKORY BLVD.; THENCE WITH THE MARGIN OF OLD HICKORY BLVD., 135 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM M. WALL AND WIFE, JUDITH D. WALL BY DEED FROM KATHLEEN F. BEARD AND HUSBAND, DAVID M. BEARD, RECORDED THE 3RD DAY OF DECEMBER, 1996 IN DEED BOOK 10278, PAGE 746, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 531, page 350; Book 6337, page 511 and Book 7441, page 281, Register's Office for Davidson County, Tennessee.