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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 28,000.00 Richard C. Bauman X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF October, 1970

Notary Public

MY COMMISSION EXPIRES: 11-26-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard C. Bauman et ux (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	2D-41457
2644 Mossdale Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 28146 (STREET ADDRESS)	
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	ATLANTA, Georgia, 30328 (CITY) (STATE) (ZIP)	

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, WE, Thurman Home Building Corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard C. Bauman et ux Peggie D. Bauman

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. 581 on the Plan of Edge-O-Lake Estates, Section 13, as of record in Book 4175, Page 33, Register's Office, Davidson County, Tennessee.

Beginning at a point on the northeasterly margin of Mossdale Drive, and on the common line dividing Lots Nos. 580 and 581;

THENCE, northeasterly 139.70 feet to a dead line;

THENCE, southeasterly 80.28 feet to a point on said dead line and on the common line dividing Lot Nos. 581 and 582;

THENCE, southwesterly 139.0 feet to a point on the northeasterly margin of Mossdale Drive;

THENCE, with said margin, 62.09 feet to a point on said margin;

THENCE, continuing with said margin 18.92 feet to the point of beginning.

Being the same property conveyed to Thurman Home Building Corporation by deed of record in Book 4276, Page 229, R.O.D.C..

This conveyance is made subject to the restrictive covenants of record in Book 4276, Page 229, said Register's Office and the easements and setback lines of record in Book 4175, page 33, R.O.D.C..

This is unimproved ( ) improved (X) property, known as 2644 Mossdale Drive, Nashville, Tennessee 37214
(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 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 October, 1970

THURMAN HOME BUILDING CORP.

BY: Lewis D. Pride Pres
Lewis D. Pride, Pres.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Edward Seddon, a Notary Public within and for the State and County aforesaid, personally appeared Lewis D. Pride and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (their ~~several oaths~~) acknowledged (~~they~~) to be the President and _____ respectively of the Thurman Home Building Corporation the within named bargainor, and corporation, and that (he) as such President
(they)
and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Lewis D. Pride as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 12th day of October, 19 70

My commission expires Nov. 26, 1973

Notary Public Edward Seddon

WARRANTY DEED

FROM

Thurman Home Building Corp.

TO

Richard C. Bauman and wife,

Peggie D. Bauman

A 92933

IDENTIF. REFERENCE

OCT 13 11 06 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

OCT 13 70	CONV	28,000.00			
OCT 13 70	S'TAX		A*	72.80	
OCT 13 70	PR'FEE		A*	.50	
OCT 13 70	W'DEED		A*	3.00	* 76.30