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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 $ 36,900.00

James B. Gann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF January, 1973.

Mary Estes
Notary Public

MY COMMISSION EXPIRES: 4/25/76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
L. M. Wood, Attorney - 1916 Eighth Avenue, So., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Bayuzick (NAME)	James (NAME)	156-53
7902 Highway 100 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Bellevue, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	9D 47935 PW

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, James B. Gann and wife, Virginia Gann

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert J. Bayuzick and wife, Jeannette A. Bayuzick

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: Land in the 9th Civil District of Davidson County, Tennessee, being Lot No. 44 on the Plan of the Harpeth Heights, 2nd Revision, 3rd Addition, not of record, described according to a survey made by Hal R. Swann, Jr., July 2, 1964, as follows:

BEGINNING at a point on the northwesterly margin of Highway 100, 554.5 feet west of the southwest corner of tract 3 of the property conveyed to Alvin W. Terrell and Son, by deed of record in Book 3762, page 123, Register's Office for said County, said beginning point is also the southeast corner of the property conveyed to Richard Frank Hill, by deed of record in Book 3612, page 159; thence with Hill's eastern boundary line northwardly 208 feet to said Hill's northeast corner; thence with Hill's northern boundary line and the north boundary line of property conveyed to Margaret B. Yarbrough, of record in Book 3573, page 259; westwardly 348 feet; thence northwardly 69.5 feet to a point in Big Harpeth River; thence with same eastwardly 201.6 feet to the corner of Lots Nos. 15 and 44; thence with the line between said lots southeastwardly 350 feet; thence southwestwardly 200.5 feet to the northwesterly margin of Highway 100; thence with said Highway westwardly 157 feet to the point of beginning.

BEING the same property conveyed to James B. Gann and wife, Virginia Gann, by deed from Larry Lea Hunter and wife, Dolores Y. Hunter, or record in Book 4277, page 849, and re-recorded in Book 4282, page 53, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants or record in Book 3821, page 899, Register's Office for Davidson County, Tennessee, and easement for flow of Big Harpeth River.

This is (unimproved / improved (X)) property, known as 7902 Highway 100 (House Number) (Street) Bellevue, Tennessee (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 our hands this 15th day of January, 19 73

James B. Gann

Virginia Gann

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James B. Gann and wife, Virginia Gann

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of January 1973

Commission expires 4/25/76

Mary Ensley
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
James B. Gann

Virginia Gann

TO
Robert J. Bayuzick

Jeannette A. Bayuzick

391154

IDENTIF. REFERENCE

JAN 15 1 29 PM '73

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 15 73	CONV	36,900.00			
JAN 15 73	S'TAX		A*	95.94	
JAN 15 73	PR'FEE		A*	.50	
JAN 15 73	W'DEED		A*	4.00	* 100.44