BOOK 4754 PAGE 764 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,438.30

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 1973.

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jonathan J. Foley, Jr., Attorney, 521 Stahlamn Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard M. Bauman (NAME)	National Mortgage Company (NAME)	
940 Gale Lane, Unit # 101 (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 118-5-A
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	Par 32

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, Anna D. Batson, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard M.Bauman, an unmarried person

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 a certain building site or lot, designated as #14B , and further identified as Parcel # 32 on Property Map No. 118-5-A, as shown on the Revised Plan of St. Martin Square, of record in Book 4460, page 186, Register's Office for said County, to which said plan reference is here made for a complete legal description of said lot. BEING the same property conveyed to the above-named Grantors by deed from St. Martin, Inc., of record in Book 4711 , page 812, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE of said property is made expressly subject to the following:
1. Said premises are restricted by all the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens, and other undertakings, including the rights and interest of other owners within St. Martin Square, and including also the requirement that all owners of lots within St. Martin Square be members of the St. Martin Square Association, subject to assessment for the payment of costs incident to the maintenance of Common Areas, exterior maintenance of the buildings belonging to the members, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof, which is secondary to any first mortgage, all as contained in an instrument executed by St. Martin, Inc., dated May 22, 1972, recorded in Book 4611, page 682, and as amended in Book 4710, page 244, said Register's Office, which said instruments are included in this deed by reference and made a part hereof the same as though copied fully herein. 2. Easements, access limitations, conditions of the owner's certificaed, and dedication of Common Areas as shown on the Revised Plan of St. Martin Square, of record as aforesaid. 3. The fee title herein conveyed shall not extend beyond the individual lot line, or upon any road, walkway, parks, playgrounds, or other common property, and the fee title to such common property (designated "Common Area" on the Revised Plan of St. Martin Square) is vested in St. Martin Square Association for the common enjoyment of all residents in St. Martin Square. 4. Taxes for the current year which have been prorated and assumed by the Grantees herein. As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note in the original principal amount of $18,500.00, and secured by a deed of trust to Union Planters National Bank of Memphis, Trustee, of record in Book 4711 , page 814, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 940 Gale Lane, Unit# 101 (House Number) (Street), Nashville, Tennessee 37204 (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 10th day of October, 19 73

Anna D. Batson
Anna D. Batson

BOOK 4754 PAGE 765

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna D. Batson

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of October 1973

Commission expires 11/8/75

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

file in box # 4

WARRANTY DEED

FROM

ANNA D. BATSON, unmarried

TO

RICHARD M. BAUMAN, unmarried

C 27428

IDENTIF. REFERENCE

OCT 11 11 18 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 11 73	CONV	20,438.30			
OCT 11 73	S'TAX		A*	53.04	
OCT 11 73	PB'FEE		A*	.50	
OCT 11 73	W'DEED		A*	4.00	* 57.54