BOOK 4969 PAGE 309

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42000.00

X George W. Agee Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 1975.

Notary Public

MY COMMISSION EXPIRES: 2-24-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEORGE H. AGEE, JR., et ux (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	
2644 Mossdale Drive (STREET ADDRESS OR ROUTE NUMBER)	Suite 300, 1835 Savoy Drive, N. E. (STREET ADDRESS)	135-16
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	KK 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, RICHARD C. BAUMAN, et ux PEGGIE D. BAUMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE H. AGEE, JR., et ux DONNA B. AGEE

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 for 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 Richard C. Bauman and wife, Peggie D. Bauman by deed from Thurman Home Building Corporation, of record in Book 4451, page 778, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) 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 our hand s this 5th day of November, 19 75

Richard C. Bauman — RICHARD C. BAUMAN

Peggie D. Bauman — PEGGIE D. BAUMAN

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD C. BAUMAN, et ux PEGGIE D. BAUMAN

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 5th day of November, 19 75

Commission expires 10/28/78

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
RICHARD C. BAUMAN, et ux

TO
PEGGIE D. BAUMAN

GEORGE H. AGEE, JR., et ux
DONNA B. AGEE

PLEASE MAIL RECORDED DEED TO:
Alan L. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

D 23544

IDENTIF. REFERENCE

Nov 7 1 53 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV-7-75	CONV	42,000.00		
NOV-7-75	S'TAX		A* 109.20	
NOV-7-75	PR'FEE		A* .50	
NOV-7-75	W'DEED		A* 4.00	* 113.70