This instrument prepared by: ANDREW D. TANNER, Attorney
507 American Trust Building
Nashville TN 37201

# WARRANTY DEED

BOOK 4973 PAGE 153

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Peruna C. Simmons | Fidelity Mortgage Co. | 16DA-15400 |
| (NAME) | (NAME) | |
| 940 Gale Lane - Unit #101 | P. O. Box 1286 | 118-5A-32 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville TN 37204 | Jackson MISS 39205 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of*

TEN and no/100 --------- ($10.00)---------- *Dollars,*
cash paid by Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantee of the unpaid principal balance of a note in the original amount of $18,500.00 to National Mortgage Company, secured by deed of trust to Union Planters National Bank in Memphis, Trustee, in Book 4711, page 814, Register's Office for Davidson County, Tennessee, payable as specified therein, (Assigned to Bradley Mortgage Co. by instrument in Book 4778, page 525, said Register's Office)

we, Richard M. Bauman and wife, Ara Lynn Bauman,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Peruna C. Simmons,

her *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Being a certain building site on lot, designated as No. 14B, and further identified as Parcel No. 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 same lot.

Being the same property conveyed to Richard M. Bauman by deed from Anna D. Batson, an unmarried person, of record in Book 4754, page 764, Register's Office for said County.

NOTE: This conveyance is made subject to: (1) Restrictions in Book 4611, page 682, as amended in Book 4710, page 244, said Register's Office; (2) Lien for assessments, maintenance and common expenses set out in Master Deed of record in Book 4611, page 682, said Register's Office; (3) By-Laws of St. Martin Square Association of record in Book 4611, page 692, said Register's Office; (4) Easement for sanitary sewers and/or storm drainage to Metropolitan Government in Book 3934, page 203, and in Book 3943, page 932, said Register's Office; and (5) Recorded Plan.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $19,736.33

Subscribed and sworn to before me, this the 19th day of November, 1975

Affiant

My commission expires: May 2, 1979 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 940 Gale Lane, Unit #101, Nashville, TN 37204
(House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

Peruna C. Simmons,

her *(successors),*

*heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* , except for abovementioned deed of trust assumed by Grantee.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Peruna C. Simmons,

her

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* S *this* nineteeth *day of* November, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard M. Bauman, by James R. Kent, Ara Lynn Bauman by James R. Kent as Attorney-in-Fact for Richard M. Bauman, and Ara Lynn Bauman, under Power of Attorney in Book 4966, page 432, Register's Office for Davidson County TN.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard M. Bauman and wife, Ara Lynn Bauman, by James R. Kent, Attorney-in-Fact, under Power of Attorney of record in Book 4966, page 432, Register's Office for Davidson County, Tennessee, the within named 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 Nashville, Tennessee, this 19th day of November, 1975.

Commission expires May 2, 1979

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

NOV21 75 CONV 19,736.33
NOV21 75 S'TAX B* 51.22
NOV21 75 PR'FEE B* .50
NOV21 75 W'DEED B* 4.00 * 55.72

WARRANTY DEED

FROM
RICHARD M. BAUMAN et ux

TO
PERUNA C. SIMMONS

D 25329

IDENTIF. REFERENCE

Nov 21 9 24 AH '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Mail to:Nixon-Kent Rlty. Co.,Inc.,2535 Franklin Rd.,Nashville, Tennessee 37204