THIS INSTRUMENT PREPARED BY:

BOOK 5026 PAGE 522

DAVID B. HERBERT
ATTORNEY AT LAW

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
29-254	Mr/Mrs Jackson Howell	Federal Land Bank Box 811 Gallatin, Tennessee37066
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
14D-26820	Eatons Creek Road	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

MAY 18	CONV	35,000.00			
MAY 18	S'TAX		B*	91.00	
MAY 18	PR'FEE		B*	.50	
MAY 18	W'DEED		B*	4.00	* 95.50

GLEN A. BAUMAN AND WIFE, SANDRA F. BAUMAN
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JACKSON L. HOWELL and wife, KATHY C. HOWELL

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 14th Civil District of said County, being more particularly described according to a survey made by Barry Greer & Associates, dated April 12, 1974, License #211.

BEGINNING at an iron pin at the intersection of the northwesterly boundary of the right of way of a newly constructed dedicated road with the southerly corner of a tract conveyed by J. C. Carrington, Jr., and wife, to Olice Conchin, and wife, recorded in Book 4243, page 691; thence south 58 degrees 07 minutes west 360.40 feet to an iron pin in the right of way boundary; thence north 86 degrees 29 minutes west 290.30 feet; thence north 19 degrees 02 minutes east 86.2 feet; thence north 30 degrees 42 minutes west 544.5 feet; thence south 87 degrees 01 minutes east 221.66 feet to a stake; thence south 59 degrees 43 minutes east 725.3 feet to the point of beginning.

Being the same property conveyed to Glen A. Bauman and wife, Sandra F. Bauman, by deed from John E. Buck and Walter F. Duke, as of record in Book 4854, page 390.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except for 1976 taxes which have been prorated and assumed by Grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18th day of May, 1976.

Glen A. Bauman

Sandra F. Bauman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Glen A. Bauman and wife, Sandra F. Bauman

the bargainor(s), 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, the 18th day of May, 1976.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May 1976

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED
DBH:mas

FROM
GLEN A. BAUMAN AND WIFE

TO
JACKSON L. HOWELL AND WIFE

mail
FLISH & Hallam
P.O. Box 811
Gallatin, TN 37066

D 49758

IDENTIF. REFERENCE

MAY 18 3 42 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Flr. L & C Tower
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public