BOOK 5032 PAGE 637

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

33,500.00 Victor S. Herbster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE 19 76

Bruce Wallace
Notary Public

MY COMMISSION EXPIRES: 7-18-

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor S. Herbster (NAME)	Baker Mortgage Corporation (NAME)	162-3
5036 Olivia Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, #200 (STREET ADDRESS)	PARCEL 11
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	SDU 49702

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, Andrew F. Boue et ux Judy Ann Boue

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor S. Herbster et ux Betty A. Herbster

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. 19, Section 1, on the Plan of the Colewood Acres Subdivision, as of record in Book 3700, Page 59, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Andrew F. Boue et ux Judy Ann Boue, by deed of record in Book 4893, Page 90, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 4003, Page 11, Said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved ( ) property, known as AA 5036 Olivia Drive (House Number) (Street) Antioch, TN 37013 (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 4TH day of JUNE, 19 76

~~Andrew F. Boue~~ Andrew F Boue

~~Judy Ann Boue~~ Judy Ann Boue

BOOK 5032 PAGE 638

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew F. Boue et ux Judy Ann Boue

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 4TH day of JUNE 19 76

Commission expires 7-19-78

Bruce Wallace
Notary Public

BRUCE WALLACE 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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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 BOX 3

WARRANTY DEED

FROM
Andrew F. Boue

TO
Victor S. Herbster

D 52521

IDENTIF. REFERENCE

JUN 8 9 18 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

JUN-8 76	CONV	33,500.00			
JUN-8 76	S'TAX		B*	87.10	
JUN-8 76	PR'FEE		B*	.50	
JUN-8 76	W'DEED		B*	4.00	* 91.60

STATE OF TENNESSEE DAVIDSON COUNTY REAL ESTATE TRANSFER TAX