BOOK 5044 PAGE 458

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James Kim Bauriedel	Home Federal Savings & Loan Association	142-05
(NAME) F-303, 8300 Sawyer Brown Rd.	(NAME) 230 Fourth Avenue, North	#35
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRESS) Nashville, TN 37219	9D-65134
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)---------- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Home Federal Savings & Loan Association, secured by a deed of trust of record in Book 4908, page 539, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

JOHN D. SWARTZBAUGH and wife, SHIRLEY C. SWARTZBAUGH

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

JAMES KIM BAURIEDEL
his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. F-303, together with the Carport designated No. F-303-C, in River Plantation, Section Three, A condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76 and 77, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, page 464, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, page 482, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to John D. Swartzbaugh and wife, Shirley C. Swartzbaugh, by deed from Haury and Smith Contractors, Inc. of record in Book 4908, page 537, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 41,000.00

Subscribed and sworn to before me, this the 12th day of July 19 76

My commission expires: 4/27/77 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as F-303, 8300 Sawyer Brown Rd, Nash., TN (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

JAMES KIM BAURIEDEL
his

(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 1976 taxes, deed of trust in BK.4908, p.539; and as set out above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said JAMES KIM BAURIEDEL
his

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

Witness our hand s this 12th day of July, 19 76 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John D. Swartzbaugh
John D. Swartzbaugh

Shirley C. Swartzbaugh
Shirley C. Swartzbaugh

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5044 PAGE 459

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, John D. Swartzbaugh and wife, Shirley C. Swartzbaugh

the within named 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 12th day of July, 19 76.

Gail Pigg Notary Public

My commission expires 4/27/77

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.....

JUL 13 76 CONV 41,000.00
JUL 13 76 S'TAX B* 106.60
JUL 13 76 PR'FEE B* .50
JUL 13 76 W'DEED B* 4.00 * 111.10

WARRANTY DEED

FROM
John D. Swartzbaugh ux

TO
James Kim Bauriedel

D 57935

IDENTIF. REFERENCE

JUL 13 9 32 AM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238