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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

J. Dwayne Baugus and wife,

Linda Joyce Baugus

TO

Steven J. Greil

For draftsman's use

This Instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven J. Greil (NAME)	Home Federal Savings & Loan Assoc. (NAME)	
5848 Beauregard Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	145-6
Nashville, Tennessee (CITY) (STATE) (P. O. Z. P.)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	35 pm

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Oct 4 1 33 PM '76

FEE & TAX PAID REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 1976.

Notary Public

MY COMMISSION EXPIRES: March 21, 1979

(AFFIX SEAL)

D70910

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- DOLLARS Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantee has assumed and agreed to pay the remaining unpaid balance of certain notes secured by deeds of trust executed by J. Dwayne Baugus and wife, Linda Joyce Baugus to Charles Nelson, Jr., Trustee, of record in Book 4632, page 333, and Book 4718, page 96, Register's Office for Davidson County, Tennessee, reference to which said instruments is here made for a more particular description of said notes, and the terms and conditions of said deeds of trust, the obligations of which are assumed by the said grantee,

We, J. Dwayne Baugus and wife, Linda Joyce Baugus have bargained and sold, and by these presents do transfer and convey unto the said

Steven J. Greil his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Tyne Valley Estates, Section 12, as of record in Book 3842, page 255, Register's Office for said County.

Said Lot No. 35 fronts 185 feet on the northerly side of Beauregard Drive and extends back 330.3 feet on the westerly line and 349.0 feet on the easterly line to a broken line measuring 188.5 feet thereon.

Being the same property conveyed to J. Dwayne Baugus and wife, Linda Joyce Baugus, by deed from William Richard Dickerson and wife, Mary Lee Dickerson, of record in Book 4475, page 782, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants of record in Book 3574, page 303, and Book 4225, page 185, said Register's Office; the Plan of record in Book 3842, page 255, said Register's Office, which shows an owner's certificate, certain setback lines and easements; and Driveway Agreement, of record in Book 4475, page 786, Register's Office for Davidson county, Tennessee.

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This is unimproved ( ) improved (X) property, known as 5848 Beauregard Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Steven J. Greil his heirs and assigns, forever.

And we do covenant with the said Steven J. Greil 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, except as set out herein and taxes for 1976, which have been prorated and assumed by the said grantee.

And We, J. Dwayne Baugus and wife, Linda Joyce Baugus do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Steven J. Greil his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 1st day of October, 19 76

J. Dwayne Baugus

Linda Joyce Baugus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Dwayne Baugus and wife, Linda Joyce Baugus

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 1st day of October, 19 76.

Jo Ann Smith, Notary Public.

Commission expires March 21, 1979

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 .

OCT-47 CONV 90,000.00
OCT-47 S'TAX B* 325.00
OCT-47 FR'FEE B* .50
OCT-47 DEED B* 4.00 * 329.50

Witness my hand and seal, at office in ,

this day of , 19 .

, Notary Public.

Commission expires .