This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

From Information furnished by Seller

WARRANTY DEED

BOOK 5031 PAGE 862

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John D. Baumgartner, etux (NAME)	Dobson & Johnson, Inc. (NAME)	MAP 150-5
2908 Rogers Court (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	PAR. 276
Antioch, TN 37013 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37217 (CITY) (ZONE) (STATE)	M.P.

FOR AND IN CONSIDERATION of the sum of -----$10----- Dollars,
-----Ten and no/100-----
cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations a part of which is the assumption of one certain deed of trust dated April 22, 1975, and filed for record April 30, 1975, in the office of the recorder of deeds of Davidson County, Tennessee in Book 4908, page 458, and note of even date thereby secured in the original principal amount of $35,000.00 payable to Dobson & Johnson, Inc., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of Jay Clifton Ellis and wife Edith J. Ellis under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

We, Jay Clifton Ellis and wife Edith J. Ellis, have this day transferred and conveyed to John D. Baumgartner and wife Nita Jo Baumgartner their heirs & assigns certain real estate in Davidson County, Tennessee.

Being Lot 355 on the Plan of Cherry Hills, Section 7, as of record in Book 4660, page 49, Register's Office for said County.

Said Lot No. 355 fronts 350 feet on the northerly margin of Rogers Court and extends back 151.42 feet on the northeasterly line and 131.57 feet on the southwesterly line to a broken line in the rear that measures 158.40 feet thereon.

Being the same property conveyed to Jay Clifton Ellis and wife Edith J. Ellis by deed from Ralph Stevens and Melvin Jones, partners, d/b/a American Homes of record in Book 4908, page 456, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,250.00

Subscribed and sworn to before me, this the 16 day of November 1976

My commission expires: 2-5-77 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 2908 (House Number) Rogers Court (Street) Antioch (P. O. Address) Tennessee 37013 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said John D. Baumgartner and wife Nita Jo Baumgartner their 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 deed of trust assumed above. We further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to said real estate to said John D. Baumgartner and wife Nita Jo Baumgartner their heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 16 day of November, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Edith J. Ellis

X Jay Clifton Ellis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Jay Clifton Ellis and wife Edith J. Ellis *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* 14 *day of* November *19*76.

Commission expires 2-5-77 *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 .....

NOV29 CONV 39,250.00
NOV29 S'TAX B* 101.92
NOV29 PR'FEE B* .50
NOV29 W'DEED B* 4.00 * 106.42

WARRANTY DEED

FROM
JAY CLIFTON ELLIS, ET UX

TO
JOHN D. BAUMGARTNER, ET UX

D 78921

IDENTIFICATION REFERENCE

Nov 29 3 53 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

Robert Spann
325 Plus Park Blvd.
Nashville, Tenn. 37217