This instrument prepared by: Ronald B. Buchanan, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

BOOK 5103 PAGE 131

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RONALD G. BARNES, ET UX	Same	Map 53-9
(NAME)	(NAME)	
1305 Cheyenne Boulevard		Parcel 26
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

STEPHEN A. BAUMGARTNER AND WIFE, BARBARA A. BAUMGARTNER, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said RONALD G. BARNES AND WIFE, JANET K. BARNES, hereinafter referred to as Grantees,

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 104, Sequoia Valley Subdivision, Section 3, as of record in Plat Book 4460, page 83, Register's Office of Davidson County, Tennessee.

Beginning at an iron pin on the east margin of Cheyenne Boulevard at the southwest corner of Lot 104 and the northwest corner of Lot No. 103, thence South 68° 01' East 239.3 feet to an iron pin; thence North 21° 45' East 119.5 feet to an iron pin; thence North 73° 35' West 244.0 feet to the east margin of Cheyenne Boulevard; thence with the east margin of street 80.1 feet to a concrete monument; thence with street 16.0 feet to an iron pin at the point of beginning.

Being the same property conveyed to Stephen A. Baumgartner and wife, Barbara A. Baumgartner, by deed from Larry McWilliams and wife, Rita McWilliams, of record in Book 5005, page 431, Register's Office for Davidson County, Tennessee.

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 49,000.00

Subscribed and sworn to before me, this the 4 day of January, 1977

Affiant

My commission expires: May 31, 1978 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 1305 Cheyenne Boulevard, Madison, Tennessee
(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 grantees, their *(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 as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *day of* December, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sandra J Grey
Sandra J Grey

Howard F Baker

Stephen A. Baumgartner
Barbara A. Baumgartner

MICHIGAN:

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STATE OF ~~XXXXXXXX~~ }
COUNTY OF ~~XXXXXXXX~~ } Genesee :

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,*
STEPHEN A. BAUMGARTNER AND WIFE, BARBARA A. BAUMGARTNER

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 Flint Michigan ~~XXXXXXX~~
this 28th *day of* December *, 19* 76

HOWARD F. BAKER NOTARY (SEAL) GENESEE COUNTY, MICH.

Commission expires October 8, 1980 Howard F. Baker *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

JAN-57 CONV 49,000.00
JAN-57 S'TAX B* 127.40
JAN-57 PR'FEE B* .50
JAN-57 W'DEED B* 4.00 * 131.90

WARRANTY DEED

FROM

STEPHEN A. BAUMGARTNER, ET UX

TO

RONALD G. BARNES, ET UX

D 8 3 9 1 2

IDENTIFICATION REFERENCE

JAN 5 2 57 PM '77

FEE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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