FILE BOX 3

Form No. WD-1

BOOK 5163 PAGE 245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

32,000.00

X Fred Baumgartner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 1977

Bruce Watkins
Notary Public

MY COMMISSION EXPIRES: 7-19-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Baumgartner (NAME)	Commerce Union Bank (NAME)	MAP 95-10
208 Quinn Court (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	PARCEL 2
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	3DZ-04686

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, Valta Hicks Pancoast

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred Baumgartner and wife Judy Baumgartner

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. 4 on the plan of Nor-Moor Subdivision, as of record in Book 2133, Page 54, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
SAID Lot No. 4 fronts 99.0 feet on the northerly side of Quinn Court and extends back 266.3 feet on the westerly line and 195.7 feet on the easterly line to a broken line measuring 294.2 feet.

BEING the same property conveyed to Valta G. Hicks by quitclaim deed from Wayne Edward Hicks, as of record in Book 5140, Page 879, Register's Office for said County. The said Valta G. Hicks having since married and being now known as Valta Hicks Pancoast.

THIS conveyance is subject to restrictions of record in Book 2151, Page 1, Register's Office for said County.

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

This is unimproved ( ) / improved (X) property, known as 208 Quinn Court (House Number) (Street) Nashville, TN 37214 (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 my hand this ~~16TH~~ 17th day of JUNE, 19 77

Valta Hicks Pancoast X Valta Hicks Pancoast

STATE OF ~~TENNESSEE~~ Florida
Davidson ~~County~~ Pinellas

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Valta Hicks Pancoast

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Largo, ~~Tennessee~~ Florida, this ~~16TH~~ day of JUNE 19 77

Commission expires NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES DEC 10 1980 BONDED THRU GENERAL INS. UNDERWRITERS

Notary Public

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

WARRANTY DEED

FROM
Valta Hicks Pancoast

TO
Fred Baumgartner

E 10840

IDENTIFICATION REFERENCE

JUN 23 3 10 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Edward Feldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

JUN23	CONV	32,000.00			
JUN23	S'TAX		B*	83.20	
JUN23	FEE		B*	.50	
JUN23	DEED		B*	4.00	* 87.70