WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF _____ }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF December 1977

Notary Public

MY COMMISSION EXPIRES: 2-22-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R. PRICE NIMMO, Attorney, Suite 308, 95 White Bridge Road, Nashville, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John F. Bauerschmidt, Jr. (NAME)	Murphree Mortgage Co. (NAME)	Map 75-3
3916 Bonnaford Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	Par 30
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Jere M. Ledsinger and wife Mary W. Ledsinger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John F. Bauerschmidt and wife, Rebecca E. Bauerschmidt

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. 100 on the Plan of Tulip Grove, Section 2, as of record in Book 3700, page 122, Register's Office for said County. Said lot fronts 86 feet on the northwesterly side of Andrew Jackson Parkway and extends back 155.71 feet on the northeasterly line and 176.07 feet on the southwesterly line to a dead line in the rear and measures 88.39 feet.

Being the same property conveyed to Jere M. Ledsinger, et ux Mary W. Ledsinger by deed from Luther O. Tunstall and wife, Mary P. Tunstall of record, Book 4363, Page 175, Register's Office of Davidson County.

This is unimproved ( ) improved (X) property, known as 4444 Andrew Jackson Parkway, Hermitage, Tennessee
(House Number) (Street) (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 our hand S this 6th day of December, 1977

Mary W. Ledsinger

Jere M Ledsinger

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jere M. Ledsinger + wife Mary W Ledsinger

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 6 day of December, 1977

Commission Expires 3-22-81

Notary Public

STATE OF
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 upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } as such and , being authorized so to do, executed the foregoing instrument for the purpose 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

E 40436

IDENTIF. REFERENCE

DEC 7 9 35 AM '77

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

DEC-7-	CONV	49,200.00		
DEC-7-S'TAX			B* 127.92	
DEC-7-PR'FEE			B* .50	
DEC-7-	W'DEED		B* 4.00	* 132.42

WARRANTY DEED

FROM

TO

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

US LIFE TITLE INSURANCE Company of New York