| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| CLARENCE F. BAUMGARTNER etux (NAME) | First Federal Savings and Loan (NAME) | 3DZ-10550 |
| 2706 Emery Drive (STREET ADDRESS OR ROUTE NUMBER) | Union at Fourth (STREET ADDRESS) | 96-9-37 |
| NASHVILLE TN 37214 (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged,

we,

Haskel Swack and wife, Willa R. Swack,

| | | | | |
|---|---|---|---|---|
| JUN26 78 | CONV | 39,480.00 | | |
| JUN26 78 | S'TAX | | B* 102.70 | |
| JUN26 78 | PR'FEE | | B* .50 | |
| JUN26 78 | W'DEED | | B* 4.00 | * 107.20 |

have bargained and sold, and by these presents do transfer and convey unto the said Clarence F. Baumgartner and wife, Judy G. Baumgartner,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 22 on the Map of Meadowview Acres, as of record in Book 2133, page 50, in the Register's Office of Davidson County, Tennessee.

Said Lot fronts 83 feet on the north side of Emery Drive and runs back between lines, 202 feet on the east line and 199.6 feet on the west line, to a dead line, measuring 84.3 feet thereon.

Being the same property conveyed to Haskel Swack and wife, Willia R. Swack by deed from Collins Brown and wife, Ruth Brown, of record in Book 3222, page 106, said Register's Office; the said Willa R. Swack and Willia R. Swack being one and the same person.

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This conveyance is subject to easements, restrictions, setback lines of record, and taxes for the current year applicable to said property.

This is improved ( x ) unimproved ( ) property, known as 2706 Emery Drive (House Number) (Street)
Nashville, Tennessee 37214 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 26 day of JUNE, 19 78.

Haskel Swack
HASKEL SWACK

Willa R. Swack
WILLA R. SWACK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Haskel Swack and wife, Willa R. Swack

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 26 day of June, 1978.

My commission expires 1-18-82 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 39,480.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

✓ Clarence F. Baumgartner

Sworn to and subscribed before me
this 26 day of June, 1978.

My commission expires 1-18-82 Notary Public _____

This instrument was prepared by:

| Name | *This instrument prepared by* | Address |
|---|---|---|
| | STEPHENSON, LACKEY AND WAITE<br>First Federal Building<br>Nashville, Tennessee 37219 | |

WARRANTY DEED

FROM

HASKEL SWACK AND WIFE,

WILLA R. SWACK

TO

CLARENCE F. BAUMGARTNER AND

WIFE, JUDY G. BAUMGARTNER

F 73188.

IDENTIF. REFERENCE

JUN 26 2 26 PM '78

FELIX Z. [illegible] REGISTER
DAVID [illegible]

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219