This instrument prepared by:
Thomas J. Stack, Jr., Atty.
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5398 PAGE 17

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick Lee Baumann et ux	Security Pacific Mortgage Corp.	Map 52-2
(NAME)	(NAME)	
600 Carmel Avenue	2460 West 26th Avenue	Parcel 89
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Denver, Colo. 80211	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Patrick Lee Baumann and wife, Patricia Dean Baumann and other good and valuable considerations excepted as cash, the receipt of all of which is hereby acknowledged,

We, Jesse R. Graham and wife, Jeanette T. Graham,

have this day bargained and sold, and do hereby transfer and convey unto the said Patrick Lee Baumann and wife, Patricia Dean Baumann, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 8 and a westerly part of Lot No. 9 of Block "C" on the Revised Plan of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for said County.
Said Lot No. 8 and part of Lot No. 9 front together 75 feet on the southwesterly side of Carmel Avenue and run back 142 feet on the northwesterly line and 141.2 feet, more or less, on the southeasterly line, to a dead line, measuring 114.2 feet thereon.

The above described property was conveyed to Jesse R. Graham and wife, Jeanette T. Graham by deed from H. L. Smith and wife, Dorothy A. Smith, of record in Book 4692, page 945, Register's Office for said County.

This conveyance is subject to a 5-foot utility easement along rear line of premises and 30-foot building setback line from Carmel Avenue, as shown on plan of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee. This conveyance is also subject to a 5-foot utility easement along the northwest sideline of premises as shown on survey by John Kohl, dated February 15, 1979.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,500.00

Subscribed and sworn to before me, this the 22nd day of February 19 79

Affiant Patrick Lee Baumann

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ewing

This is improved (XX) unimproved ( ) property, known as 600 Carmel Avenue, Madison, Tennessee 37115
(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 Patrick Lee Baumann and wife, Patricia Dean Baumann, 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 for 1979 taxes which are prorated and assumed by the purchasers.

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

Witness our hand s *this* 22nd *day of* February, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jesse R. Graham

Jeanette T. Graham

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Jesse R. Graham and wife, Jeanette T. Graham

the within named bargainors, 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* 22nd *day of* February, *19*79

Mary Emery
Notary Public

Commission expires 4/21/80

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 .....

4681 02/23 78.50- CHECK

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
~~NASHVILLE, TENN. 37238~~

WARRANTY DEED

FROM

Jesse R. Graham et ux

TO

Patrick Lee Baumann et ux

F-I-5398

IDENTIFICATION REFERENCE

FEB 23 9 58 AM '79

REGISTER'S OFFICE

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238