5280 01/16 113.10- CHECK

WARRANTY DEED

BOOK 5701 PAGE 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF JAN. , 1981

Notary Public

MY COMMISSION EXPIRES: 10-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL M. BAUMAN, JR. (NAME)	DOBSON & JOHNSON, INC. (NAME)	75-9
414 N. KEMPER DR. (STREET ADDRESS OR ROUTE NUMBER)	SUITE 1800 ONE COMMERCE PLACE (STREET ADDRESS)	par. 110 pc
MADISON, TN. 37115 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37239 (CITY) (STATE) (ZIP)	4D33526

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, FELIX T. DERRYBERRY AND WIFE, KATHRYNE D. DERRYBERRY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL M. BAUMAN, JR. AND WIFE, JUDY F. BAUMAN

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 274, HERMITAGE HILLS SECTION II, REVISED OF RECORD IN BOOK 2900, PAGE 112, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 274 FRONTS 90.0 FEET ON THE SOUTHERLY MARGIN OF BONNAVISTA DRIVE AND RUNS BACK BETWEEN LINES MEASURING 147.4 FEET ON THE WESTERLY SIDE AND 174.05 FEET ON THE EASTERLY SIDE, THE LATTER LINE BEING A BROKEN LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 85.9 FEET.

BEING THE SAME PROPERTY CONVEYED TO FELIX T. DERRYBERRY AND WIFE, KATHRYNE D. DERRYBERRY BY DEED FROM DON R. HENDERSON AND WIFE, JACKIE A. HENDERSON, AS OF RECORD IN BOOK 5099, PAGE 232, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN FAVOR OF DOBSON & JOHNSON, INC., SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, EXCEPT THAT THE EXISTING ESCROW OVERAGE SHALL BE REFUNDED TO THE GRANTORS.
FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATION, A PART OF WHICH IS THE ASSUMPTION OF ONE CERTAIN TRUST DEED DATED OCTOBER 10, 1967, AND FILED FOR RECORD IN THE OFFICE OF THE *(OVER)

This is unimproved ( ) improved (X) property, known as 3907 BONNAVISTA DRIVE, HERMITAGE, TN.
(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 15th day of JANUARY, 19 81

FELIX T. DERRYBERRY

KATHRYNE D. DERRYBERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5701 PAGE 16

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named FELIX T. DERRYBERRY AND WIFE, KATHRYNE D. DERRYBERRY

the bargainor, 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 15 day of JANUARY, 1980

Commission Expires 10-21-84 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

RECORDER OF DEEDS OF DAVIDSON COUNTY, TENNESSEE, IN BOOK 4180, PAGE 306, AND ASSIGNED IN BOOK 4180, PAGE 310 AND BOOK 4180, PAGE 990, AND NOTE OF EVEN DATED THEREBY SECURED, IN THE ORIGINAL PRINCIPAL AMOUNT OF $16,950.00, PAYABLE TO DOBSON & JOHNSON, INC. AND ASSIGNED TO UNION SQUARE SAVINGS BANK, WHICH DEBT THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY AS PART PAYMENT OF THE PURCHASE PRICE.

THE GRANTEE FURTHER HEREBY ASSUMES THE OBLIGATIONS OF THE GRANTROS UNDER THE TERMS OF THE INSTRUMENTS CREATING THE LOAN TO INDEMNIFY THE VETERANS ADMINISTRATION TO THE EXTENT OF ANY CLAIM PAYMENT ARISING FROM THE GUARANTY OR INSURANCE OF THE INDEBTEDNESS ABOVE MENTIONED.

G 2 5 7 0 2

IDENTIF. REFERENCE

JAN 16 1 13 PM '81

FELIX T. DERRYBERRY
DAVIDSON COUNTY, TENN.

Davis & Tr...
Attorneys at Law
...
14...

WARRANTY DEED

FROM

FELIX T. DERRYBERRY ET UX

TO

PAUL M. BAUMAN, JR. ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5701 PAGE 17

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

41000.00- CO
106.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 113.10-
5280A01/16/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.2.57.02

T
IDENTIF. REFERENCE

JAN 16 1 13 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 802355