FORM NO. WD-1

BOOK 5904 PAGE 673

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$60,385.01

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 82.

Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GARY B. FISHER, ATTORNEY AT LAW, 494 BELL ROAD, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Baugh (NAME)	Ralph C. Sutro Co. (NAME)	162-7
5028 Colemont Drive (STREET ADDRESS OR ROUTE NUMBER)	4900 Wilshire Blvd. (STREET ADDRESS)	195
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Los Angeles, CA 90010 (CITY) (STATE) (ZIP)	5DU 52710

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, Howard F. Durham, Sr. et ux Helen C. Durham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Baugh et ux Henrietta Baugh

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. 199 on the plan of Colewood Acres, Section 3, of record in Book 4175, Page 45, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Howard F. Durham, Sr. et ux Helen C. Durham by deed from Neil Wesley Bowling and wife Peggy D. Bowling of record in Book 5312, Page 214, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Allstate Enterprises Mortgage Corporation of record in Book 5312, Page 216, said Register's Office with a present unpaid balance of approximately $46,385.01, which the Grantees herein hereby assume and agree to pay. Said note having since been assigned to Ralph C. Sutro Co. in Book 5819, Page 230, said Register's Office. The escrow account in connection with said loan is hereby transferred to Grantee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (X) property, known as 5028 Colemont Drive, Antioch, TN 37013
(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 this 28th day of June, 19 82

Howard F. Durham, Sr.

Helen C. Durham

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 5304 PAGE 674

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard F. Durham, Sr. et ux Helen C. Durham

the 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 28th day of June 19 82

Commission expires 1-22-84

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 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 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

Howard F. Durham, Sr. et ux

Helen C. Durham

TO

George Baugh et ux

Henrietta Baugh

RUSH

G. 9 7 7 1 9

IDENTIF. REFERENCE

JUN 29 3 53 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5904 PAGE 675

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
			60385.01- CO	
			157.04 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	163.54-
			5326A06/29/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.S. 7 1 9

IDENTIF. T REFERENCE

JUN 29 3 53 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 888973