This Instrument Prepared By Harris A. Gilbert, Attorney,
13th Floor, Third National Bank Building, Nashville, Tennessee 37219.

5376

WARRANTY DEED

BOOK 5953 PAGE 153

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory C. Baum and wife, Sharon M. Baum	Commerce Union Bank	64-12A-930
(NAME)	(NAME)	
930 Old Fountain Place	P. O. Box 2546	4D-89764
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

CHECK

FOR AND IN CONSIDERATION of the sum of

SIXTY-SIX THOUSAND NINE HUNDRED AND NO/100's ($66,900.00)---------- *Dollars,*

Paid by GREGORY C. BAUM and wife, SHARON M. BAUM

receipt and sufficiency of which is hereby acknowledged,

we, Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee,

have this day bargained and sold, and do hereby transfer and convey unto the said

GREGORY C. BAUM and wife, SHARON M. BAUM

the Grantees herein, their ~~successors~~ heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 930, of Fox Run Condominiums, Section 2, as of record in Book 5200, page 148, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

BEING property conveyed to Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, with either of them having the full power to convey, dispose, mortgage, sell or transfer said property, without the joinder of any beneficiary, by deed from Kyle R. Weems, Trustee, of Hamilton Mortgage Corporation, as of record in Book 5171, page 195, and Book 5171, page 197, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 66,900.00

Affiant

Subscribed and sworn to before me, this the 20th day of October 1982

Notary Public

My commission expires July 21, 1984 (Affix Seal)

This is improved (X) unimproved ( ) property, known as 930 Old Fountain Place, Hermitage, Tennessee 37076
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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. SEE RESTRICTIONS ON REVERSE.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their ~~successors~~ heirs and assigns, against the lawful claims of all persons.

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 20th day of October 1982, *the ~~corporate~~ corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wm C Gilbert, Trustee

HARRIS A. GILBERT, TRUSTEE

Norman W Ginsberg, Trustee

NORMAN W. GINSBERG, TRUSTEE

BOOK 5953 PAGE 154

BOOK 5953 PAGE 154

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, undersigned *a Notary Public in and for said County and State,*

Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee,

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 Hermitage *this* 20th *day of* October, *19* 82

Commission expires July 21, 1984

Gail N. Griffin *Notary Public*

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.....

Conveyance of such property is made expressly subject to the following: (1) The Plan of record in Book 5200, page 148, said Register's Office, shows an Owner's Certificate, and certain easements and set-back lines; (2) The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed as of record in Book 5535, page 713, Register's Office for Davidson County, Tennessee; and as corrected by Deed of Correction of record in Book 5895, page 516, said Register's Office; (3) Taxes for the current year which have been prorated and the payment of which has been assumed by the grantee.

H 13634

IDENTIF. REFERENCE

OCT 22 8 53 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
HARRIS A. GILBERT, TRUSTEE
& NORMAN W. GINSBERG, TRUSTEE
TO
GREGORY C. BAUM and wife,
SHARON M. BAUM

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

BOOK 5923 PAGE 123

Mail Lucien Bluestein
325 Plus Park Blvd #700
Nashville, Tn 37217

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5953 PAGE 155

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
			66900.00- CO	
			173.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	180.44-
5376A	10/22/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H I 3 6 3 4.

IDENTIF. REFERENCE

OCT 22 8 53 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 905997