THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (WBJ)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles F. Geny and June Burks Geny (NAME)	Same (NAME)	131-1-B-137
#17 Redbud (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One-Hundred Eighty-Eight Thousand Seven Hundred Fifty ($188,750) *DOLLARS*

Cash in hand paid, the receipt of which is hereby acknowledged, Edward J. Bauman and wife, Vivien Bauman, (the "Grantors")

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H 2 2 4 1 6

T. IDENTIF. REFERENCE

DEC 21 9 45 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

have bargained and sold, and by these presents do transfer and convey unto the said Charles F. Geny and June Burks Geny (the "Grantees"), their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 17 on the Plan of Redbud, a Planned Residential Development, a plan of which is of record in Book 4675, page 137, as amended by amendments of record in Book 4910, page 872, Book 4937, page 346, Book 4953, page 846, and Book 5003, page 925, Register's Office of Davidson County, Tennessee, to which reference is here made.

Being the same property conveyed to Grantors by warranty deed from Creason Clayton and wife, Gania Rose Clayton, of record in Book 5288, page 913, said Register's Office.

This conveyance is expressly subject to restrictions, water, sewer, and drainage easements, setback lines, and other matters shown on the plan of record in Book 4675, page 137, said Register's Office, as amended in the instruments set forth above; to Restrictive Covenants of record in Book 4845, page 935, said Register's Office; to water and sewer easements of record in Book 4887, page 947 and Book 4931, page 210, said Register's Office; to encroachment of the tennis court and driveway upon the common areas; and to all rights of others in the areas, including common areas, conveyed to Redbud Cooperative Corporation by deed of record in Book 4861, page 613, said Register's Office.

5913 12/21 1:45 PM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $188,750.00

Subscribed and sworn to before me, this the 20th day of December, 82

Charles F. Geny
(Affiant)

William T. Berry
Notary Public

My commission expires: October 20, 1985
(Affix Seal)

unimproved ( )
This is improved (X) property, known as 17 Redbud Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

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 Grantors *do covenant with the said* Grantees *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as set forth above.

And Grantors *do further covenant and bind* Grantees, their *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.*

In witness whereof the undersigned have executed this instrument on the dates set forth in the acknowledgements below, to make this conveyance on the 20th day of December, 1982.

Edward J. Bauman

Vivien K. Bauman

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, William K. Berry, Jr., a Notary Public in and for said County and State, the within named Vivien K. Bauman

the bargainor....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 19 82

William K. Berry Jr., Notary Public.

Commission Expires October 20, 1985

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, William K. Berry, Jr., a Notary Public in and for said County and State, the within named Edward J. Bauman

the bargainor....., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 11th day of December, 19 82

William K. Berry, Jr., Notary Public.

Commission Expires October 20, 1985

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5980 PAGE 329

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
			16875.00- CO	
			495.62 CO TX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK 500.12-	
6613A12/21/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 2 4 1 6.

IDENTIF. REFERENCE

DEC 21 8 45 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 916844