OFFICIAL RECEIPT

1604 20

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Glenn Miles Baun, Jr. (NAME)	Union Modern Mortgage Corporation (NAME)	4D 33734
7026 Bonnamere Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Drawer 3318 (STREET ADDRESS)	74-8
Hermitage, Tennessee (CITY) (STATE) ZIP CODE	Little Rock, Ark. 72203 (CITY) (STATE) (ZIP CODE)	Parcel 30

WARRANTY DEED

BOOK 5983 PAGE 465

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantee(s) and other good and valuable considerations, the receipt of whichis hereby acknowledged,

KAREN E. McDANIEL, unmarried have bargained and sold, and by these presents do transfer and convey unto the said GLEN BAUN and wife, SANDRA BAUN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 819 on the Plan of Hermitage Hills, Section 7, of record in Book 3300, page 62 and 63, Register's Office for said County.

Said Lot No. 819 fronts 79.97 feet on the easterly side of Bonnamere Drive and extends back between lines 151.8 feet on the northerly line and 153.8 feet on the southerly line to a dead line in the rear, measuring 89.55 feet thereon.

Being the same property conveyed to Mickey J. McDaniel and wife, Karen E. McDaniel by deed from Thomas W. Dixon and wife, Nancy L. Dixon of record in Book 5020, page 211, Register's Office for Davidson County, Tennessee. Said parties having since divorced by Decree of the Fourth Circuit Court of Nashville, Davidson County, Tennessee, of record in Book 5958, page 62, said Register's Office, property having been divested out of husband, Micheky J. McDaniel and vested solely in the wife, Karen E. McDaniel.

This conveyance is subject to all restrictions, easements, plats, and encumbrances of record, as of record in Register's Office for said County.

This is unimproved ( ) improved (XX) property, known as 7026 Bonnamere Drive (House Number) (Street)
Hermitage, Tennessee 37076
(P. O. Address) (City or Town) (Zip Code)

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.

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 16 day of December, 1982.

Karen E. McDaniel

KAREN E. McDANIEL

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen E. McDaniel

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 16th day of December, 1982.

My commission expires 4-21-85 Notary Public Laura J. Hayes

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $47,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Glenn M. Baun Jr.

Sworn to and subscribed before me
this 28th day of December, 1982.

My commission expires 7-21-85 Notary Public

This instrument was prepared by:
Rick M. Johnson, Suite 200, 430 Third Ave. No., Nashville, TN. 37201
Name Address.

7735 12/28 1354 BOOK
WARRANTY DEED

FROM Karen E. McDaniel, unmarried

TO Glenn Baun, and wife, Sandra Baun

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

DAVIDSON COUNTY, TN.
FELIX Z. ELLISON III REGISTER
DEC 28 4 02 PM '82

IDENT. REFERENCE

H 23310

PREPARED BY:
RICK M. JOHNSON, ATTY.
SUITE 200, 430 THIRD AVE., NO.
NASHVILLE, TENNESSEE 37201
244-1568

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 5983 PAGE 467

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
			47500.00- CO	
			123.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	130.00-
			7705A12/28/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H23310

IDENTIF. T REFERENCE

DEC 28 4 02 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 917934