This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6066 PAGE 521

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard F. Baumbach and wife Diane T. Baumbach (NAME)	First American National Bank of Nashville Real Estate Group (NAME)	
48 Vaughn Gap Road (STREET ADDRESS OR ROUTE NUMBER)	3rd Floor - First American Center (STREET ADDRESS)	Map 129-15
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	Parcel 34

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Richard F. Baumbach and wife, Diane T. Baumbach and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, John E. Smith and wife, Dorris Smith

have this day bargained and sold, and do hereby transfer and convey unto the said Richard F. Baumbach and wife, Diane T. Baumbach *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Warner Park Valley, Section 1, as of record in Book 3600, pages 12, 13, and 14, Register's Office for said County.

Said Lot No. 123 fronts 100 feet on the easterly side of Vaughn Gap Road and extends back 214.65 feet on the northerly line and 198 feet on the Southerly line to a dead line in the rear measuring 101.73 feet thereon.

Being the same property conveyed to John E. Smith and wife, Dorris Smith by deed from John M. DeVoe and wife, Beulah B. DeVoe of record in Book 5261, page 437, 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 $ 87,500.00

Subscribed and sworn to before me, this the 27th day of May 19 83

Affiant

My commission expires: 10-20-85
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 48 Vaughn Gap Road, Nashville, Tennessee 37205
(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, except for 1983 taxes which are prorated and assumed by the purchasers.

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 27th *day of* May, 19 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John E. Smith

Dorris Smith

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E Moran, *a Notary Public in and for said County and State,* John E. Smith and wife, Dorris Smith

the within named bargainor S, *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* 27th *day of* May, *19* 82

Doris E Moran *Notary Public*

Commission expires 10-20-85

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 .....

H 5 1 0 5 9

IDENTIF. T REFERENCE

MAY 31 3 47 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
John E. Smith and wife,

Dorris Smith
TO

Richard F. Baumbach and wife,

Diane T. Baumbach

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

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

G-24317

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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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

87500.00- CO
227.50 CO TX
.50 PRFEE
6.00 WDEED
CHECK 234.00-
1431A05/31/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5.1 0 5 9

T.
IDENTIF. REFERENCE

MAY 31 3 47 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 952804