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

P 24 35

WARRANTY DEED

BOOK 5203 PAGE 269

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dan M. Roden et ux (NAME)	First Tennessee Bank N.A. Memphis (NAME)	Field Bk. 16DA-30841,
4711 Benton Smith Road (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 474 (STREET ADDRESS)	Map 131-15,
Nashville, TN 37215 (CITY) (P. O. ZONE) (STATE)	Memphis, TN 38101 (CITY) (ZONE) (STATE)	Parcel 52

FOR AND IN CONSIDERATION of the sum of ----------Ten and no/100----------
----------($10.00)---------- Dollars,

cash in hand paid by Dan M. Roden and wife Rosemary W. Roden, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

We, John E. Baum and wife Charlotte O. Baum

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

Dan M. Roden and wife Rosemary W. Roden

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Harpeth Acres, Section 7, as of record in Book 2331, page 154, Register's Office for said County.

Said Lot No. 24 fronts 134.5 feet on the northerly side of Benton Smith Road and runs back 240 feet on the easterly line and 319.7 feet on the westerly line to a dead line, measuring 155.5 feet thereon.

Being the same property conveyed to John E. Baum and wife Charlotte O. Baum by deed from Robert F. Viel and wife Garce N. Viel of record in Book 4287, page 113, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 115,000.00

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

Affiant

My commission expires: 11/1/87 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4711 Benton Smith Road, Nashville, Tennessee 37215
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

John E. Baum and wife Charlotte O. Baum

(successors), heirs and assigns forever. they covenant that they lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

They further covenant and bind their heirs and representatives, to warrant and forever defend the title to said real estate to said Dan M. Roden and wife Rosemary W. Roden

(successors), heirs and assigns, against the lawful claims of all persons.

Witness their hand s this 27th day of December, 1983, 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. Baum

Charlotte O. Baum

12/29 305.50- CHECK

2657

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Susan B. Patton, *a Notary Public in and for said County and State,* John E. Baum and wife Charlotte O. Baum, *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* December, *19*83.

Susan B. Patton
Notary Public

SUSAN B. PATTON NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

Commission expires 11/1/87

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 .....

H94481

IDENTIF. REFERENCE

Dec 29 12 59 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
John E. Baum et ux

TO
Dan M. Roden et ux

G-244378

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6203 PAGE 271

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

115000.00- CAMT.
299.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 305.50-
2657A12/29/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 4 4 8 1

IDENTIF. REFERENCE

DEC 29 12 59 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 3179