ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
James and Rosie Bauguss	Central Mortgage Company	12DZ-96267
(NAME)	(NAME)	
3157 Ewingdale Drive	1700 Market Street	60-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207	Philadelphia, PA 19103	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6269 PAGE 440

For and in consideration of the sum of Ten ($10.00) DOLLARS

and other good and valuable consideration, including assumption of principal indebtedness in the sum of Thirty One Thousand, forty-five and 55/100 ($31,045.55), as of Record in Book 6036, Page 76, Register's Office of Davidson County, Tennessee, I, JEAN EATON, the Grantor herein,

have bargained and sold, and by these presents do transfer and convey unto the said James Bauguss and wife, Rosie M. Bauguss

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

BEING lot No. 151 on the Plan of Golden Valley Estates, Section 1 of record in Book 4175, Page 142, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Jean Eaton by Deed from Jeffery A. Gough, et ux, Diane Gough of Record in Book 6148, Page 996 of the Register's Office of Davidson County, Tennessee

THIS conveyance is subject to restrictions of record in Book 4447, Page 108, and amended in Book 4447, Page 594, said Register's Office.

THIS conveyance is subject to public utility and drainage easements and building lines, of Record in Book 4175, Page 142, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

THIS conveyance is subject to a Deed of Trust in favor of Central Mortgage Co. of Record in Book 6036, Page 76, Register's Office for Davidson County, Tennessee.

RECEIVED
APR 12 3 12 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

RUSH

11:5 | 4.8

This is improved (X) unimproved ( ) property, known as 3157 Ewingdale Drive
(House Number) (Street)
Nashville, Tennessee 37207
(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~~ my hand this 12 day of April, 19 84.

Jean Eaton
Jean Eaton

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6269 PAGE 441

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean Eaton

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 12th day of April, 1984.

My commission expires 4-20-86 Notary Public Sharon Stutts

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 $ 36,427.46
This is equal to or greater than the property would bring at a fair and voluntary sale.

X James Bauguss

Sworn to and subscribed before me this 12 day of April, 1984.

My commission expires 4-20-86 Notary Public Sharon Stutts

This instrument was prepared by:	
Name	Address

3074 04/12 101.14- CHECK

WARRANTY DEED

FROM Jean Eaton

To James Bauguss & Rosie Bauguss

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

This Instrument Prepared By:
H. TOM KITTRELL, JR.
1916 Parkway Towers
Nashville, TN 37219

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

RECEIVED OF _____

FOR _____

BOOK 6269 PAGE 442

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

36427.46- CAMT.
94.64 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 101.14-
6074A04/12/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11514.8

IDENTIF. REFERENCE

APR 12 3 12 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27843