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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

225,000.00 David N. Orth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 84

Notary Public

MY COMMISSION EXPIRES: Sept. 6, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS. |
|---|---|---|
| David N. Orth (NAME) | The Kissell Company (NAME) | Map 145-9 |
| 5808 Beauregard Drive (STREET ADDRESS OR ROUTE NUMBER) | 30 Warder Street (STREET ADDRESS) | Parcel 76 |
| Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP) | Springfield, OH 45501 (CITY) (STATE) (ZIP) | FH-20740 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Linda J. Baugus and husband, J. Dwayne Baugus,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David N. Orth and wife, Linda D. D'Errico

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 27 Tyne Valley Estates, Section II, of record in Book 3842, page 184, Register's Office for said County.

SAID Lot No. 27 fronts 296.3 feet along the curving northerly margin of Beauregard Drive and runs back between converging lines 405 feet on its northwesterly line and 386.6 feet on its easterly line to a point in the rear.

Being the same property conveyed to Linda J. Baugus, a married person, by deed from Farringer & Associates of record in Book 5097, page 540, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

126097
IDENTIF. REFERENCE
JUN 1 12 56 PM '84
FELIX Z. NIELSEN, REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 5808 Beauregard Drive, Nashville, TN 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 31st day of May, 19 84

J. Dwayne Baugus

Linda J. Baugus

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda J. Baugus and husband, J. Dwayne Baugus

the bargainors, 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 31st day of May 19 84

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Linda J. Baugus
J. Dwayne Baugus

TO
David N. Orth
Linda D. D'Errico

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO -CONVEYANCE | CC -CERTIFIED COPY | MISC -MISCELLANEOUS |
| MO -MORTGAGE | REL -RELEASE | COTX -STATE TAX CONVEY |
| WD -WARRANTY DEED | UCC -UNIFORM COMMERCIAL CODE | MOTX -STATE TAX MORT |
| TD -TRUST DEED | | PRFEE -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 2650[illegible].00- CONT. | |
| | | | 585.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MDEED | |
| | | | CHECK | 591.50- |
| 1399A06/01/84 | | | CAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 26097

IDENTIF. REFERENCE T

JUN 1 12 55 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0040792