This Instrument Prepared By: Stewart & Black, Attorneys
223 Madison Street
Madison, TN 37115

3300

WARRANTY DEED

BOOK 5351 PAGE 659

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. David Pitzer, Trustee (NAME)	same (NAME)	44-11
223 Madison Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

08/17 12:38 - CHECK

FOR AND IN CONSIDERATION of the sum of ----------Ten and 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, including the Grantee assuming a certain Vendor's Lien of record in Book 5740, page 298, Register's Office for Davidson County, Tennessee, which Grantee promises to pay and agrees to hold Grantors harmless from same, we,

PAUL M. BAUMAN, JR. and wife, JUDY F. BAUMAN, hereinafter referred to as the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said C. DAVID PITZER, Trustee, with full power and authority to sell, lease, convey, mortgage and deal in and with said property, without the necessity of joinder of any beneficiary or beneficiaries, his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 157 on the Plan of Section "A"; Village of Old Hickory, as of record in Book 1424, page 68, Register's Office for said County. Said Lot fronts 74.5 feet on the westerly side of Hadley Avenue and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Paul M. Bauman, Jr. and wife, Judy F. Bauman by deed from Robert E. Smith and wife, Linda P. Smith of record in Book 5753, page 223, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but expressly excluded from this conveyance is a four foot strip of land across the rear line of said lot which was retained by Keith W. Brown and wife Mattie E. Brown, in the deed of record in Book 4701, page 489, said Register's Office.

This property is conveyed subject to a first mortgage Deed of Trust of record in Book 4959, page 884, said Register's Office which secures a note payable to Old Hickory Employees Credit Union. Grantors warrant that the obligation assumed herein includes and is not in addition to the obligation owing to Old Hickory Employees Credit Union.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $33,250.00

Subscribed and sworn to before me, this the 15 day of August 1984.

Affiant

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

Notary Public

unimproved ( )
This is improved ( ) property, known as 504 HADLEY AVENUE, OLD HICKORY, TN.
(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 Grantee, his *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 15th *day of* August *1984, the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

C. David Pitzer Trustee

Judy F. Bauman

BOOK 6361 PAGE 660

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul M. Bauman, Jr. and wife, Judy F. Bauman

the within named bargainor .S..., with whom I am personally acquainted, and who acknowledged that ....they..... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison Tennessee, this 15th day of August, 19 84

Notary Public

Commission expires 10/1/87

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 .....

I 4 3 6 1 3

IDENTIF. REFERENCE

AUG 17 8 33 AM '84

FEE
DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

FROM
Paul M. Bauman, Jr., et ux

TO
C. David Pitzer

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6361 PAGE 661

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
			33250.00- CAMT.	
			66.32 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	92.32-
			2900A08/17/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 3 6 1 3

IDENTIF. REFERENCE

AUG 17 8 33 AM '84

REGISTER
DAVIDSON COUNTY, TN

No.0061657