This Instrument Prepared By:
DAVID S. HERBERT
Keisler, Herbert & Crawford
2300 Noel Tower, L & C Tower
Nashville, Tennessee 37219

BOOK 6581 PAGE 331

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
128-0-125	Don Baumet, et ux	Mortgage Corp. of South P. O. Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 093037
8D-45050	7675 Sawyer Brown Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated February 15, 1977, in the original principal sum of $45,000.00, payable to Mortgage Corporation of the South, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Darrell J. McCall and wife Mona G. McCall to Lawrence Z. Crockett, Trustee, as of recordin Book 5115, page 878,

DARRELL J. McCALL and wife, MONA G. McCALL

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DON BAUMET and wife, CAROL ANN BAUMET

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a tract of land in the 8th, formerly 18th Civil District of Davidson County, Tennessee and described according to a loan survey by Barry Greer and Associates, dated January 12, 1977, as follows:

BEGINNING at a point in the center line of Sawyer Brown Road at the southeast corner of the property conveyed to Paul E. Williams and wife, of record in Book 2337, page 313, Register's Office; thence along the southerly line of said land north 70 degrees 02 minutes west 662.9 feet to a point in the easterly right of way of Interstate I-40; thence along said right of way, south 24 degrees 32 minutes west 430.6 feet to a point at the northwest corner of the property conveyed to Freddie H. Stromatt and wife, as of record in Book 4554, page 648; thence along the northerly line of the same, south 85 degrees 06 minutes west 213.7 feet to a point; thence south 85 degrees 00 minutes east 523.7 feet to a point in the centerline of Sawyer Brown Road; thence with the centerline of the same around a curve to the right having a radius of 1745.72 feet a distance of 239.2 feet to the point of beginning.

Being the same property conveyed to Darrell J. McCall and wife, Mona G. McCall, by deed from John T. Whaley and wife, Edna W. Whaley, as of record in Book 5115, page 876.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights of way for public utilities applicable to this property, including right of way easement of record in Book 2105, page 455.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered; Except as shown above and 1985 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 12th day of June, 19 85.

Darrell J. McCall

Mona G. McCall

7942 - 06/13/85 - 05:19 PM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Darrell J. McCall and wife, Mona G. McCall the bargainor(s), with whom I am personally acquainted, *and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this, the 12th day of June, 1985.

*or proved to me on the basis of satisfactory evidence

My commission expires: 7-21-85

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,770.61

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 1985

MY COMMISSION EXPIRES: 7-21-85 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

DARRELL J. McCALL AND WIFE

TO

DON BAUMET AND WIFE, CAROL ANN BAUMET

J 12809

IDENTIF. REFERENCE

JUN 13 11 36 AM '85

REGISTER
DAVIDSON COUNTY, TN

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

Notary Public

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	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

76770.61- CANT.
199.68 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 206.18-
7942A06/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1; 2 8 0 9

IDENTIF. REFERENCE

JUN 13 11 36 AM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 144374