THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157
FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ben Bauer 947 Windrowe Drive Nashville, Tennessee	Eagle Mortgage & Investment P. O. Box 13013 Lexington, Kentucky 40511	115-5-26

BOOK 6598 PAGE 45

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth Levitan, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ben Bauer, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

AN UN-DIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

LAND in Davidson County, Tennessee, being Lot No. 27 on the plan of Section Two, West Meade Hills, of record in Book 2900, page 98, Register's Office for said County.

SAID Lot No. 27 fronts 160.00 feet on the westerly margin of Windrowe Drive and extends back 315.0 feet on the northerly line and 315.1 feet on the southwesterly line to a broken line in the rear, measuring 107.85 feet thereon.

BEING the same property conveyed to Daniel M. Goodman and Kenneth Levitan by deed from R. Richard Baruzzini and wife, Mary E. Baruzzini, of record in Book 6450, page 968, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a first mortgage deed of trust of record in Book 6450, page 971, Register's Office for Davidson County, Tennessee.

This is (xx)improved property, known as 947 Windrowe Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 27th day of June, 1985.

Kenneth Levitan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 1985, before me personally appeared Kenneth Levitan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: July 23, 1988

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6598 PAGE 46

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ 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 $ 14,000.00.

Jiel Buchanan
Affiant

Subscribed and sworn to before me, this the 27th day of June, 19 85.

My Commission Expires: Nov 1, 1987

Notary Public

WARRANTY DEED

from:
KENNETH LEVITAN

to:
BEN BAUER

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUL 3 11 16 AM '85

IDENTIF. REFERENCE

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

J 1:8 1 1 5.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6598 PAGE 47

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

140CC.CO- CA1T,
36.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 42.90-
4423A07/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JUL 3 11 15

IDENTIF. REFERENCE

JUL 3 11 16 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150705