BOX 12

THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
ATTORNEY AT LAW
3305 WEST END AVENUE
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerome A. Baumann, et ux (NAME)	Metropolitan Fed. S&L Assn. (NAME)	Map 136-14
3008 Runabout Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	Parcel 98
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	FB#2D-63402

BOOK 5650 PAGE 795

FOR AND IN CONSIDERATION of the sum of Seventy-Three Thousand Two Hundred and No/100 ($73,200.00) Dollars, cash in hand paid to JERRY L. MINSHALL, hereinafter referred to as "Grantor," by JEROME A. BAUMANN, and wife, MYRA E. BAUMANN, hereinafter referred to as "Grantees," Grantor has this day bargained and sold, and does hereby transfer and convey unto the said Grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows, to-wit:

LAND in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 69 on the Plan of Harbour Town Village, Section I, as of record in Book 4675, Pages 3 and 4, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Jerry L. Minshall by Deed from Terrence C. Dunn, and wife, Glenna B. Dunn, of record in Book 5205, Page 965, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. 1985 Metropolitan Nashville and Davidson County real property taxes, a lien, but not presently due and payable, which shall be prorated between Grantor and Grantees and assumed by Grantees;

2. Restrictive covenants contained in instrument of record in Book 4806, Page 87, Register's Office for Davidson County, Tennessee; and

3. Conditions of the Owner's Certificate, certain notes, easements and setback lines contained in the Plan of Harbour Town Village, Section I, of record in Book 4675, Pages 3 and 4, Register's Office for Davidson County, Tennessee.

Janet D. Minshall, wife of Grantor, has joined in this conveyance for the purpose of conveying the marital rights, if any, which she may have in the herein described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 73,200.00

Subscribed and sworn to before me, this the 6th day of September 19 85

Affiant

My commission expires: 7-27-86 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3008 Runabout Drive, Nashville, TN 37217. (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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, except as herein provided.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 6th day of September 19 85, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JANET D. MINSHALL

JERRY L. MINSHALL

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Charles B. Reasor, Jr., *a Notary Public in and for said County and State,* Jerry L. Minshall and wife, Janet D. Minshall

(or proved to me on the basis of satisfactory evidence) *the within named bargainor S., 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* 6th *day of* September, *19* 85

Charles B. Reasor
Notary Public

Commission expires 7-27-86

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 .....

21081 9/13

WARRANTY DEED

FROM

JERRY L. MINSHALL

TO

JEROME A. BAUMANN and wife MYRA E. BAUMANN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Sep 9 11 53 AM '85

IDENTIFICATION REFERENCE

3478

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

73200.CO- CAPIT.
190.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 196.82-
4959A09/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34788

IDENTIFICATION REFERENCE

SEP 9 11 59 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170740