BOOK 7000 PAGE 630

LIMITED WARRANTY DEED

Address of New Owner	Send Tax Bills to:	Map/Parcel No.
Larry A. Bauman, Jr. 111567 Hillguard Dallas, Texas 75243	McQuiddy Office Designers 110 7th Avenue Nashville, TN 37203	93-6-3-28

FOR AND IN CONSIDERATION of the sum of TWENTY-THREE THOUSAND AND NO/100 DOLLARS ($23,000.00) C. DAVIS BAUMAN, (hereinafter referred to as the "Grantor"), has bargained and sold, and does hereby transfer and convey unto LARRY A. BAUMAN, JR., (hereinafter referred to as the "Grantee"), and to the said Grantee's heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> See real property description attached hereto marked Exhibit "A" and by reference specifically made a part of this document.
>
> This is improved property known as 110 7th Avenue North, Nashville, Tennessee.
>
> This conveyance is subject to a Deed of Trust between C. Davis Bauman and Alfred R. and Pauline H. Williamson with Robert C. Williamson as trustee recorded in Deed Book 6787, Page 193 in the Register of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and the said Grantee's heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple; has a good right to convey it and that the same is unencumbered to Grantor's best knowledge and belief except for

1986 taxes, a lien not yet due and payable. Grantor, his successors and assigns, convenants that he will warrant and forever defend his right and title to the above-described real property to said Grantee, his heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under said Grantee; provided, however, Grantor makes no covenants or warranties with respect to the title of the above-described real property as to the condition of such title prior to the date of Grantor's acquisition of title thereto.

Witness my hand this 1st day of July, 1986.

C. DAVIS BAUMAN

STATE OF GEORGIA

County of DeKalb

Before me, the undersigned, a Notary Public, in and for the County and State aforesaid, personally appeared C. Davis Bauman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the within-named Grantor, and that he executed the foregoing instrument for the purposes therein contained as his own free act and deed.

Witness my hand and seal of office this 1st day of July, 1986.

Notary Public

My Commission Expires:
Notary Public, DeKalb County, Georgia
My Commission Expires Jan. 8, 1990

STATE OF GEORGIA)
)ss.
County of DeKalb)

The actual consideration of this transfer of property is $23,000.00 and no other monetary consideration.

C. DAVIS BAUMAN

SUBSCRIBED AND SWORN to before me on this 1st day of July, 1986.

Notary Public

My Commission Expires:
Notary Public, DeKalb County, Georgia
My Commission Expires Jan. 8, 1990

This instrument was prepared by:

C. Davis Bauman
Suite 243
330 Church Street
Decatur, Georgia 30030

An undivided 5/84th (.0595238%) interest in and to the following parcel of land: Land located in the City of Nashville, Davidson County, Tennessee, being Part of Lot No. One Hundred Twenty-Nine (129) on the Original Plan of Nashville, not of record, described as follows:

Beginning on the Easterly margin of 7th Avenue, North, formerly Vine Street, 126 feet Northerly from the Northerly margin of Broad Street, being the Northeast corner of said Avenue, and an alley 11 feet wide; thence with the Easterly margin of said Avenue, Northerly 69 feet to a stone; thence at right angles Easterly 170 feet, more or less, to an alley; thence with said alley Southerly 69 feet to the Northerly margin of the first mentioned alley; thence with said margin Westerly 170 feet, more or less, to the beginning. There is included an equal interest in a certain Lease Agreement with McQuiddy Printing Company, a Tennessee Corporation, covering said real estate, subject to which this Instrument is executed.

EXHIBIT A TO LIMITED WARRANTY DEED

4 9 6 3 4

IDENTIFICATION REFERENCE

OCT 6 10 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



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

230[illegible].00- CAMT
64.40 CSTAX
.50 PRFEE
12.00 WDED
CHECK 76.90-
0515A:0406/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4963 4.

IDENTIFICATION REFERENCE

Oct 6 10 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 303126