Address New Owner as follows:	Mortgagee, if any:	Map-Parcel No:
Alfred A. Baumeister 7801 Steeplechase Lane Nashville, Tennessee 37221 Send tax bills to: New Owner	Vanderbilt	127-00-205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARION THURMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ALFRED A. BAUMEISTER**, hereinafter called the Grantee, his heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Being Lot No. 13 on the Plan of Saddle Ridge, Section Two, of record in Book 5200, page 366 and 367, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.
>
> Being the same property conveyed to Marion Thurman by Warranty Deed from Doris M. Lynch, of record in Book 7202, page 442, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, his heirs, representatives and assigns forever.

AND GRANTOR COVENANT with the said Grantee that he is lawfully seized and possessed of said property, that he has a good right to convey it, and that the same is unencumbered, except for the lien of the 1987 real property taxes which will be paid by the Grantee when due; restrictive covenants recorded in Book 5660, page 823, Register's Office for Davidson County, Tennessee; and easements for public utilities, anchor easements, building setback lines, conditions of owner's certificate, surveyor's certificate and other matters shown on the Plan of Saddle Ridge, Section Two, of record in Book 5200, page 366 and 367, said Register's Office.

AND GRANTOR further covenants and binds himself, his heirs, assigns and representatives to warrant and forever defend the title to said tract of land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

EVA THURMAN, being the spouse of **MARION THURMAN**, joins in this conveyance for the purpose of conveying and quitclaiming any right, title and interest she may have in the property conveyed herein as a result of her marital status.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of April, 1987.

Marion Thurman
MARION THURMAN

Eva Thurman
EVA THURMAN

16188

IDENTIFICATION REFERENCE

Apr 17 11 24 AM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARION THURMAN and wife, EVA THURMAN, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 15th day of April, 1987.

NOTARY PUBLIC

My commission expires: 11-3-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

AFFIANT

Sworn to and subscribed before me this the 15th day of April, 1987.

NOTARY PUBLIC

My commission expires: 11-3-88

This instrument was prepared by:

John N. Popham
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7206 PAGE 998

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

140[illegible].00- AMT.
392.00 PSTAX
.50 PRFEE
0.00 MORTG
CHECK 392.50-
0013A04/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 I 8 8

IDENTIFICATION REFERENCE

APR 17 11 24 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70811

void

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