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BOX 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,275.00

Subscribed and sworn to before me, this the 23 day of October, 19 87

Affiant

My commission expires: January 21, 1990 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 7B11750
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Paul A. Bauman	BILTMORE MORTGAGE COMPANY
2707 Sandy Drive (STREET ADDRESS)	P. O. Box 20127 (STREET ADDRESS)
Nashville, TN 37216 (CITY STATE ZIP)	Raleigh, NC 27619 (CITY STATE ZIP)

MAP & PARCEL NO 073-05-0 168.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Owen R. Sims, Adminstrator CTA

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Paul A. Bauman and wife, Sharon S. Bauman

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 4 on the Plan of Riverwood Terrace, of record in Plat Book 1835 at page 134, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to May Frances Carter by deed of record in Book 4582, page 892, Register's Office for Davidson County, Tennessee. May Frances Carter now being deceased. Owen Sims, Adminstrator CTA, for the estate of May Frances Carter of record in Probate Court for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record.

7.7.4 0.6

IDENTIFICATION REFERENCE

Oct 27 12 58 PM 1987

DAVIDSON COUNTY, TN

CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 2707 Sandy Drive, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23 day of October, 19 87

Owen R. Sims

Owen R. Sims Administrator

State of Tennessee
County of Williamson

On this 23 day of October, 19 87, before me personally appeared Owen R. Sims, Administrator to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:
January 21, 1990

Notary Public
Brent A. Campbell

State of Tennessee
County of _____

On this 23 day of October, 19 87, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:
January 21, 1990

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			60275.00- CAMT.	
			168.84 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 175.34-	
			6708A10/27/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7-4 0.6.

IDENTIFI REFERENCE

Oct 27 12 58 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 30060