This Instrument Prepared By: Christian A. Horsnell
Gilbert & Milom
1100 17th Avenue, South
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Martin M. Bauman and wife,	Same	Map 104-04
(NAME) Theresa G. Bauman	(NAME)	Parcel 134
P. O. Box 565 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
St. Joseph, Missouri 64502 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	10W 05715

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars,

cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

BOOK 7541 PAGE 301

We, Sherman Ford, Jr. and wife, Joy Ford,

have this day bargained and sold, and do hereby transfer and convey unto the said Martin M. Bauman and wife, Theresa G. Bauman the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Margaret R. Shield's Subdivision of Lots Nos. 5 and 6 in O.B. Hayes Plan of Large Lots, as of record in Book 57, page 33, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the easterly side of 17th Avenue, South, formerly Addison Street, and runs back between parallel lines 162-1/2 feet to an alley.

Being the same property conveyed to Sherman Ford, Jr. and wife, Joy Ford, by deed from Joel E. Gentry and wife, Lillian A. Gentry, David E. Mead and wife, Eleanor T. Mead, Paul R. Kendle and wife, Laura Marie Kendle, William A. Baize and wife, Dorcas Baize, of record in Book 5240, page 733, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (i) utility easements granted to The Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of the said Metropolitan Government, by instruments of record in Book 4577, page 591 and Book 4591, page 220, Register's Office for said County; (ii) any other easements and restrictions of record; and (iii) 1988 real property taxes, a lien, but not yet due, which taxes have been prorated and assumed by the Grantees hereunder.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 150,000.00

Subscribed and sworn to before me, this the 10th day of May, 1988

Affiant Martin M Bauman

My commission expires 10-09-91 (Affix Seal)

Notary Public

This is unimproved ( ) property, known as 1010 Seventeenth Avenue, South, Nashville, Tennessee 37212
(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 noted herein.

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 10th day of May, 19 88, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sherman Ford, Jr.

Joy Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7541 PAGE 302

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Sherman Ford, Jr. and Joy Ford

the within named bargainorS, 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 10th *day of* May, *19* 88

Notary Public

Commission expires 10-09-91

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

29578

IDENTIFICATION REFERENCE

FILED
MAY 11 2 14 PM '88
DAVIDSON COUNTY, TN
FELIX Z WILSON II REGISTER

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State, _____

the within named bargainor___ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,
this _____ day of _____, 1983.

Notary Public

Commission Expires:_____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State, _____

the within named bargainor___ with whom I am personally acquainted, and who acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,
this _____ day of _____, 1983.

Notary Public

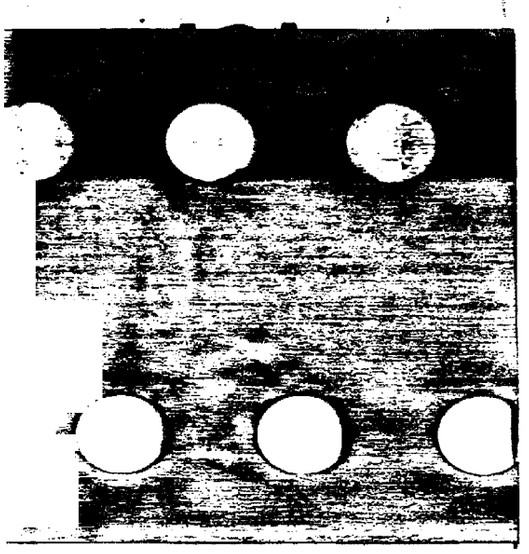
Commission Expires:_____

WARRANTY DEED
FROM
TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
NASHVILLE, TENNESSEE 37238
Phone 255-4631

OFFICIAL RECEIPT

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



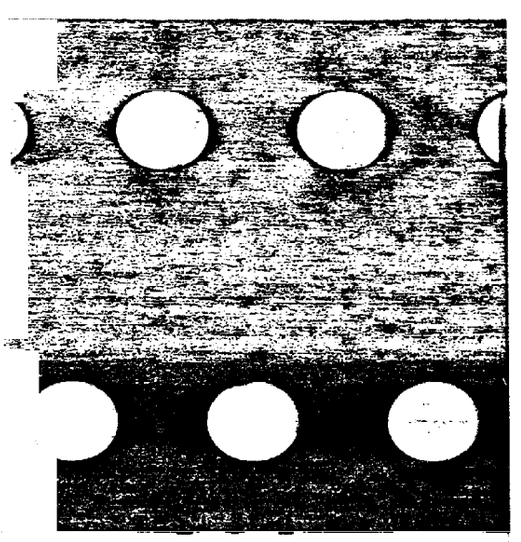
RECEIVED OF _____

FOR _____

BOOK 7541 PAGE 303

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29578.

IDENTIFICATION REFERENCE

Mar 11 2 14 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	150000.00
CON TX	420.00
PRFEE	0.50
WDEED	6.00
TOTAL	426.50
CHECK	426.50

03/11/88 01 14:14 0001 5998

No. 90228