BOX 1E

BOOK 7690 PAGE 923

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Mary Ann Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 1988.

Ann B. Ellsperman
Notary Public

MY COMMISSION EXPIRES: May 13, 1989
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry N. Westbrook P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles Scott Chase (NAME)	Citizens & Southern Mortgage Co. (NAME)	Map 94-2
1808 Shelby Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 656 (STREET ADDRESS)	Parcel 90
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Tucker, GA 30085-0656 (CITY) (STATE) (ZIP)	23W-308

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard M. Baumeister and Alfred A. Baumeister, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Scott Chase and Mary Ann Crowell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 36 and the east 20 feet of Lot No. 35 in the Edgefield Land Company's First Subdivision, as of record in Plat Book No. 57, page 130, of the Register Office for Davidson County, Tennessee.

Said Lot No. 36 and said east 20 feet of Lot No. 35 front together eighty (80) feet on the south side of Shelby Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Richard M. Baumeister, and Alfred A. Baumeister by Quitclaim Deed from Paul J. Gramazio, Richard M. Baumeister and Alfred A. Baumeister of record in Book 7617, page 172, Register's Office for Davidson County, Tennessee.

The said Richard M. Baumeister also being known as Richard Max Baumeister.

The said Alfred A. Baumeister also being known as Alfred Arthur Baumeister.

And I, Catherine Marshall, wife of the within Richard M. Baumeister, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

This is unimproved ( ) improved (XX) property, known as 1808 Shelby Avenue, Nashville, TN 37206
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 27th day of October, 19 88

Richard M. Baumeister

Alfred A. Baumeister

Catherine Marshall

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ann G. Ellspermann, a Notary Public in and for said County and State, the within named Richard M. Baumeister and Alfred A. Baumeister, unmarried and Catherine Marshall

the bargainor S, 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, this 27th day of October 19 88.

Commission expires May 13, 1989

Ann G. Ellspermann
Notary Public

ANN G. ELLSPERMANN NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Richard M. Baumeister and Alfred A. Baumeister, unmarried

TO

Charles Scott Chase and Mary Ann Crowell

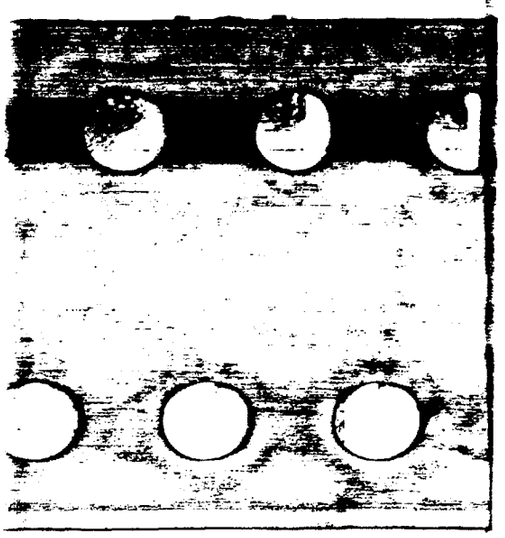
Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

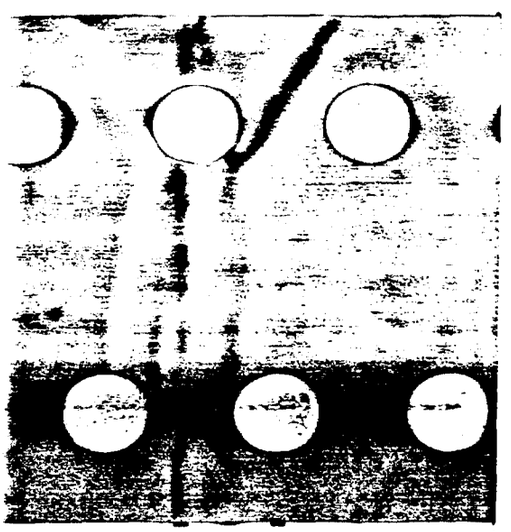
2610 10/31 0101 03CHECK 204.50

OCT 31 1 24 PM '88
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

IDENTIFICATION REFERENCE

8 1 1 0 5





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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

[illegible]	60000.00
CON TX	198.00
PRFEE	0.50
WDEED	6.00
TOTAL	204.50
CHECK	204.50

10/31/88 01 13:25 0001 2610

8 1 1 0 5

IDENTIFICATION REFERENCE

Oct 31 1 24 PM '88

FELIX Z WILSON II REGISTER DAVIDSON COUNTY TN

No. 149331