Box 52

BOOK 8003 PAGE 864

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,900.00

John T. Baumgardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, 19 89

Notary Public

MY COMMISSION EXPIRES: 9/25/93

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
John T. Baumgardner	FIRST TENNESSEE BANK NATIONAL	156-5-4
(NAME)	(NAME) ASSOCIATION	
987 Beech Bend Drive	P. O. Box 1000, Dept. 47	09D-61394
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Memphis, TN 38148	
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

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, Sandra L. Colyer, now known as Sandra Lynn Troutman, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John T. Baumgardner and wife, Lisa A. Baumgardner

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. 774, on the Plan of Section Four-First Addition, Harpeth Woods, of record in Book 5200, page 635, Register's Office for Davidson County, Tennessee.

SAID Lot No. 774 fronts 70.0 feet on the southerly margin of Beech Bend Drive and extends back 182.8 feet on the easterly line and 194.6 feet on the westerly line to a dead line in the rear, measuring 85.1 feet thereon.

BEING the same property conveyed to Terry L. Colyer and wife, Sandra L. Colyer, by deed from Bobby Ray Longino and wife, Miriam Pace Longino, of record in Book 6728, page 277, Register's Office for Davidson County, Tennessee. Said parties have since divorced. SAID property was conveyed to Sandra Lynn Colyer, by Quitclaim from Terry Lee Colyer, being recorded simultaneously with this instrument.

Terry L. Colyer and Terry Lee Colyer are one in the same person.

Sandra L. Colyer and Sandra Lynn Colyer are one in the same person.

The property herein conveyed is subject to restrictive covenants of record in Book 6097, page 560, said Register's Office, and to the matters set forth in the above referenced plan of record.

unimproved ( )
This is improved (XX property, know as 987 Beech Bend Drive, Nashville, TN 37221
(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 convenant 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 her hand this 8th day of December, 19 89

Sandra Lynn Troutman
Sandra Lynn Troutman

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Lynn Troutman

the bargainor, with whom I am personally acquainted, * and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of December, 19 89.

Commission expires 9/25/93

Notary Public

* or proved to me on the basis of satisfactory evidence.

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Sandra Lynn Troutman,
Unmarried

TO
John T. Baumgardner and wife,
Lisa A. Baumgardner

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

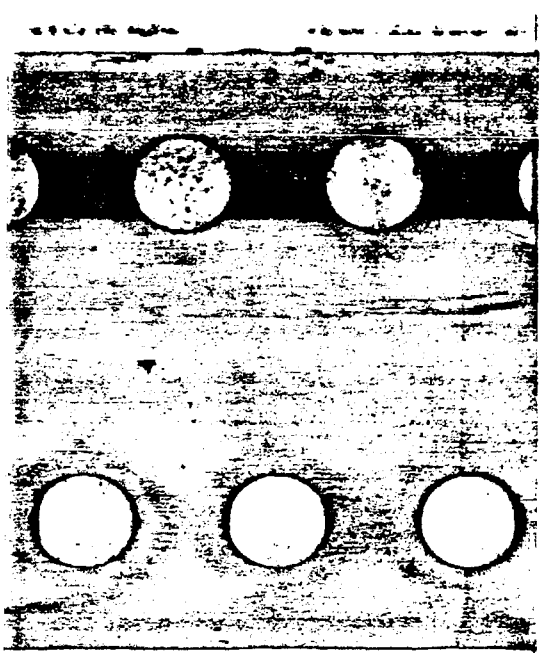
88857

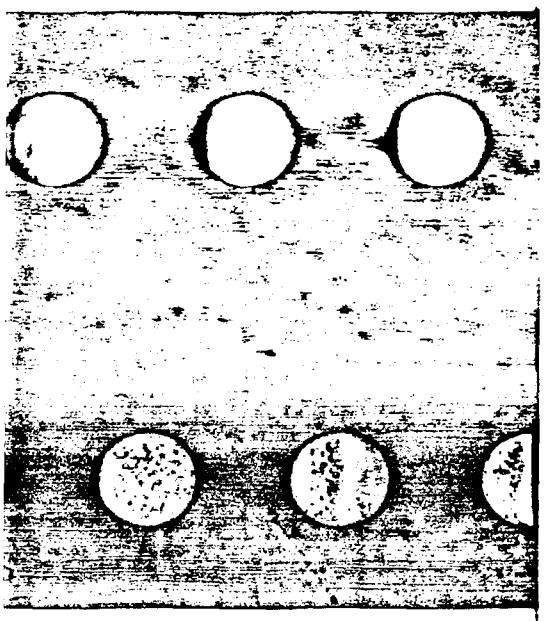
IDENTIF. TREFERENCE

Dec 13 10 32 AM '89

DAVIDSON COUNTY TN.

4155 12/13 0101 03CHECK 283.87





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

CAMT 83900.00
CON TX 276.87
PRFEE 1.00
WDEED 6.00
TOTAL 283.87
CHECK 283.87
12/13/89 01 10:30 0001 4155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88857

IDENTIF. TREFERENCE

DEC 13 10 32 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 275326