BOOK 8203 PAGE 213 FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,296.25

Audrey Baugh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF September, 1990

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES 2/24/93

(AFFIX SEAL)

NOTARY PUBLIC PATRICIA HOLLIS LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Audrey Baugh (NAME)	BoWest (NAME)	MAP 49-15
3459 Tisdale Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 85101 (STREET ADDRESS)	PARCEL 78
Whites Creek, TN 37189 (CITY) (STATE) (P.O. ZIP)	San Diego, CA 92186-9935 (CITY) (STATE) (ZIP)	12DZ96828

FOR AND 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, James L. Seltzer and wife, Carolyn A. Seltzer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Audrey Baugh, unmarried

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

BEING Lot No. 15B, on the plan of the Zone Lot Division of Phase One, Deer Meadows, of record in Plat Book 6250, Page 298, amending Plat Book 5800, page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to James L. Seltzer and wife, Carolyn A. Seltzer, by deed from B & R Partnership, of record in Book 6274, page 566, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6143, Page 141, and in Plat Book 6250, page 298, Register's Office for said County.

This conveyance is subject to a Utility Easement, of record in Book 6190, page 664, said Register's Office.

This conveyance is subject to a Deed of Trust executed by James L. Seltzer and wife, Carolyn A. Seltzer, to Stephen R. Josleyn, Trustee, for City Federal Savings Bank, dated April 23, 1987, and filed for record in Book 7218, Page 458, Register's Office for said County, with an unpaid principal amount of approximately $ 53,296.25, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is unimproved ( ) improved XX property, known as 3459 Tisdale Drive, Whites Creek, TN 37189
(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 heir 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 covey 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 18th day of September, 1990

James L. Seltzer

Carolyn A. Seltzer

Carolyn A. Seltzer

BOOK 8203 PAGE 214

STATE OF VIRGINIA
COUNTY OF Augusta

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~James L. Seltzer and wife, Carolyn A. Seltzer~~ the bargainor S, with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Midland, Virginia, this 18th day of September, 1990.

Commission expires My Commission Expires April 30, 1994

Mary Lou Crutchfield
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 within named bargainor and corporation, and that (he) / (they) as such and being authorized so to do, execute 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.

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM

James L. Seltzer
Carolyn A. Seltzer

TO

Audrey Baugh

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

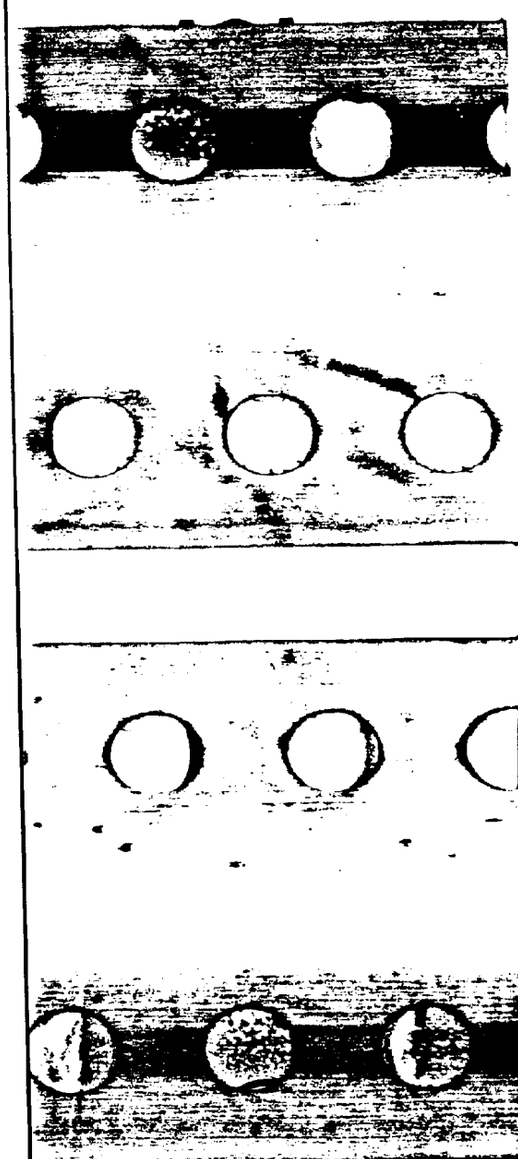
6003 9

SEP 26 9 35 AM '90

2:72 09/26 0101 03CHECK 182.89

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8203 PAGE 215

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 53296.25
CON TX 175.89
PRFEE 1.00
WDEED 6.00
TOTAL 182.89
CHECK 182.89

09/26/90 01 09:38 0001 2172

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60059

SEP 26 9 35 AM '90

No. 358777