FILE NO. 28548 FILE BOX "7"

FORM NO. WD-1

BOOK 8243 PAGE 17

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,508.32

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF NOVEMBER, 1990

Notary Public

MY COMMISSION EXPIRES: 7/03/94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH W. BAUMGARDNER et ux (NAME)	BANCBOSTON MORTGAGE CORPORATION (NAME)	76-5-41
4909 Shadowlawn Drive (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 44090 (STREET ADDRESS)	4D 68457
Hermitage, TN. 37076 (CITY) (STATE) (P O ZIP)	Jacksonville, Florida 32231 (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, RICKY L. BRUCE and wife, GLYNDA M. BRUCE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH W. BAUMGARDNER and wife, DIANA M. 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. 38 on the Plan of Hidden Hill Subdivision, recorded in Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ricky L. Bruce and wife, Glyda M. Burce by deed from Larry T. Braddom and wife, Debra L. Braddom, of record in Book 8146, page 710, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to BANCBOSTON MORTGAGE CORPORATION, of record in Book 8146, page 713, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (XX) property, known as 4909 Shadowlawn Drive, Hermitage, Tennessee 37076
(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 21st day of November, 1990

Ricky L. Bruce
RICKY L. BRUCE

Glynda M Bruce
GLYNDA M. BRUCE

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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 RICKY L. BRUCE and wife, GLYNDA M. BRUCE

the bargainors, 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 21st day of November, 19 90.

Commission Expires 7/23/94

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

74744

IDENTIF. REFERENCE

Nov 26 1 20 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

7713 11/26 0101 03CHECK 226.45

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8243 PAGE 19

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 66508.32
				CON TX 219.45
				PRFEE 1.00
				WDEED 6.00
				TOTAL 226.45
				CHECK 226.45

11/26/90 01 13:18 0001 9913

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 4 7 4 4

IDENTIF. REFERENCE

Nov 26 | 20 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 375893