Box 17

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

+Richard D. Bader
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 91

Mandy Grimaldi
Notary Public

MY COMMISSION EXPIRES: Sept 25 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title and Trust, Suite 210, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Bader (NAME)	First Tennessee Bank National (NAME)	MAP 83-13
1600 Lillian Street (ADDRESS)	P.O. Box 1000, Dept. 47 (ADDRESS)	PARCEL 454
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Memphis, TN 38148 (CITY) (STATE) (ZIP)	23W04610

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, Mamie T. Gunter, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Bader and Jacqueline Joyce Bader

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. 329 on the Map of Edgefield Land Company's Second Addition, to Nashville, as of record in Book 57, page 152, Register's Office for said County.

Said Lot No. 329 fronts 50 feet on the southerly side of Lillian Street, and runs back between parallel lines, with the easterly margin of 16th Street, 250 feet to an alley.

Being the same property conveyed to Eugene Gunter and wife, Mamie T. Gunter by deed from Mallernee Realty Company, Inc. of record in Book 2535, page 451, Register's Office, Davidson County, Tennessee. Eugene Gunter having since died.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

7.3462

IDENTIFICATION REFERENCE

DEC 31 11 38 AM '91

FEE $ 2.00 REGISTER DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 1600 Lillian Street, 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 my hand this 27th day of December, 19 91

Mamie T. Gunter
Mamie T. Gunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8519 PAGE 161

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mamie T. Gunter

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of December 19 91

Commission expires Sept. 25, 1993

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Mamie T. Gunter

TO

Richard D. Bader and Joyce Jacqueline Bader

RETURN TO:

American Title and Trust, Inc.
Suite 210, 392 Harding Place
Nashville, TN 37211

7196 12/31 0101 CHECK 143.90

Book [redacted]

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

RECEIVED OF _____

FOR _____

BOOK 8519 PAGE 162

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

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

MISC - MISCELLANEOUS
COTX - STATE TAX CONVEY
MOTX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 37000.00
				CON TX 136.90
				PRFEE 1.00
				WDEED 6.00
				TOTAL 143.90
				CHECK 143.90
12/31/91	01			11:38 0001 7199

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73462

IDENTIFICATION REFERENCE

DEC 31 11 38 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 489652