27 B

| [ ADDRESS NEW OWNER: ] | SEND TAX BILL TO: ] | MAP-PARCEL NOS. ] |
|---|---|---|
| [ ] | ] | ] |
| [ Larry B. Baugher ] | ] | MAP and PARCEL ] |
| [ Jessie D. Baugher ] | Attn: Tax Dept. | ] |
| [ 5039 Hillsboro Road, #163 ] | ] | ] |
| [ Nashville, TN 37215 ] | ] | ] |

[ This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park ]
[ 2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B) ]

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ronald M. Wilson, a married person** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Larry B. Baugher and Jessie D. Baugher, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

**Ronald W. Wilson warrants that he has never occupied said property as a married person; therefore, said property is not subject to any marital rights therein.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:**

A) Property taxes for the current year, said taxes are being paid by the Grantor;
B) All matters on the plan of record in Book 4675, Page 12, said Register's Office;
C) Restrictive Covenants of record in Master Deed Book 4731, Page 332, and amended in Book 5826, Page 693, and in Book 4731, Page 341, said Register's Office.

5 7 0 5 9

IDENTIFICATION REFERENCE

Oct 22 9 13 AM '92

LIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3:70 10/22 0101 DEDHECK 420.00

[ STATE OF ~~TENNESSEE~~ California ]
[ COUNTY OF ~~DAVIDSON~~ Contra Costa ]
[ The actual consideration or value, whichever is greater for this ]
[ transfer is $110,000.00 ]
[ ]
[ Affiant ]
[ Subscribed and sworn before me this 29th day of September, 1992. ]
[ ]
[ My Commission Expires: 12-25-93 Notary Public D. Brown ]

OFFICIAL SEAL
D. BROWN
NOTARY PUBLIC — CALIFORNIA
CONTRA COSTA COUNTY
My commission expires Dec. 25, 1993

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **28th** day of **September, 1992**.

Ronald M. Wilson

Ronald M. Wilson

STATE OF ~~TENNESSEE~~ California
COUNTY OF Contra Costa

Personally appeared before me, D. Brown, a Notary Public in and for said County and State, the within named **Ronald M. Wilson, a married person**, with whom I am personally acquainted, or who 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 , Tennessee, this **28th** day of **September, 1992**.

OFFICIAL SEAL
D. BROWN
NOTARY PUBLIC — CALIFORNIA
CONTRA COSTA COUNTY
My commission expires Dec. 25, 1993

D. Brown
**Notary Public**

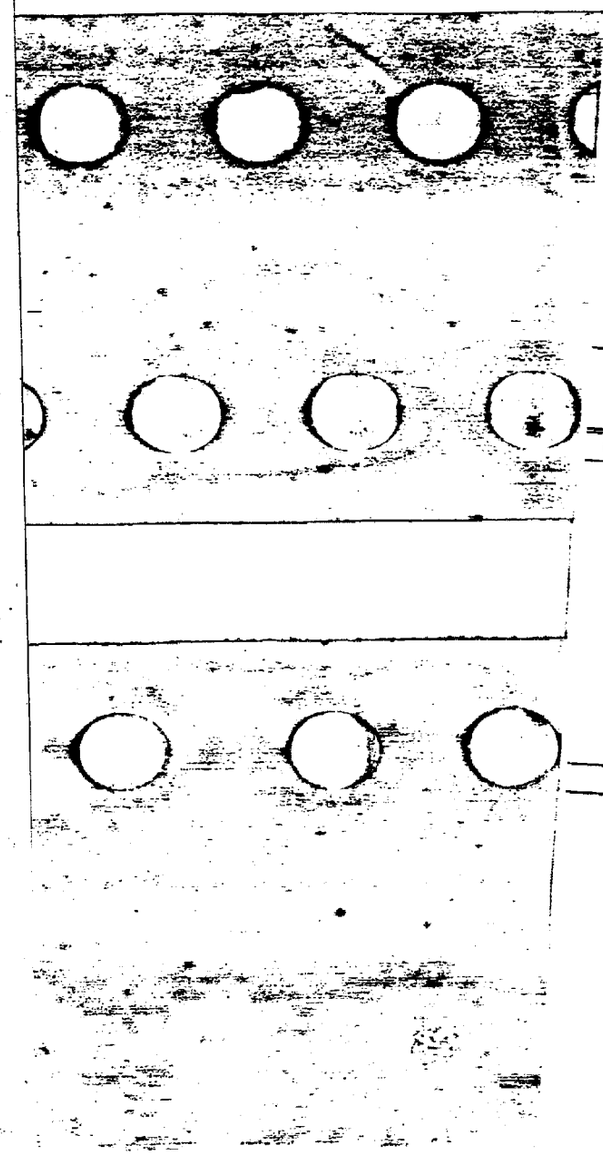
**My Commission Expires:** 12-25-93

# EXHIBIT A

Unit No. N-163, Jefferson Square, Section One, A Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee, as shown on the plat of Jefferson Square, Section One, Condominium Apartments, recorded in Book 4675, Page 12 of the Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of the Jefferson Square, Section One, Condominiums Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4731, Page 341, of the Register's Office of Davidson County, Tennessee, and incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ronald M. Wilson, individually, by Quitclaim Deed from Rosalind J. Graham and Ronadi M. Wilson, co-Trustees, under the Kathryn S. Wilson Trust, of record in Book 8107, Page 266, said Register's Office.

This property with a common address of 5039 Hillsboro Road, #163, Nashville, TN 37215.



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

RECEIVED OF _____

FOR _____

BOOK 8763 PAGE 920

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 110000.00 |
| | | | CON TX | 407.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 420.00 |
| | | | CHECK | 420.00 |
| 10/22/92 | 01 | | 09:14 0001 | 3190 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5705 9

IDENTIFICATION REFERENCE

OCT 22 9 13 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 582645