Box 31
MAA

This Instrument Prepared By:

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Glen Allen Civitts, Esq.
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Maria A. Wiseman 401 Bowling Avenue #85 Nashville, TN 37205	Same	Map 104-13-0B Parcel 077

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **DERYL J. BAUMAN and wife, SUSAN L. BAUMAN**, the Grantors herein, have bargained and by these presents do transfer and convey unto **MARIA A. WISEMAN, unmarried**, the Grantee herein, her heirs and assigns, the following described property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Building Site No. 77 on the Plan of Richmeade Place, Section V, as shown on a Plat of record in Book 5210, page 141, Register's Office for Davidson County, Tennessee, reference to which Plat is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.
>
> Being the same property conveyed to Deryl J. Bauman and wife, Susan L. Bauman by deed from Thomas E. Walton and wife, Marcia O. Walton of record in Book 9040, page 688, Registers Office for Davidson County, Tennessee.

TOGETHER WITH all buildings, structures and improvements, if any, located thereon.

TO HAVE AND TO HOLD the said tract or parcel of land and any buildings, structures and improvements located thereon, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs and assigns, forever. Grantors do covenant

with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for (1) taxes for the year 1994 which have been prorated and assumed by Grantee; (2) Restrictive covenants contained in instrument of record in Book 5408, page 210, said Register's Office; and (3) all matters shown on the plan of record in Book 5210, page 141, said Register's Office, to which matters this conveyance is expressly made subject. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever, except as to those matters to which this conveyance is made subject.

WITNESS our hands this 23rd day of May, 1994.

Deryl J. Bauman

DERYL J. BAUMAN

Susan L. Bauman

SUSAN L. BAUMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public in and for said County and State, Deryl J. Bauman and wife, Susan L. Bauman, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 1994.

Notary Public

My Commission Expires:

5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $155,000.00.

AFFIANT

Sworn to and subscribed before me, this 23rd day of May, 1994.

Notary Public

My Commission Expires: 5-23-98

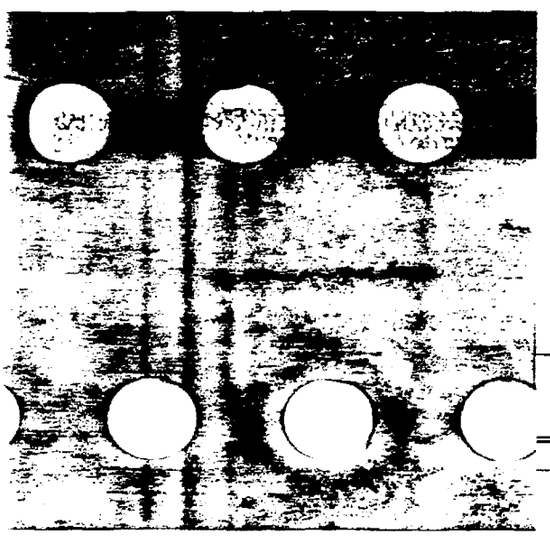
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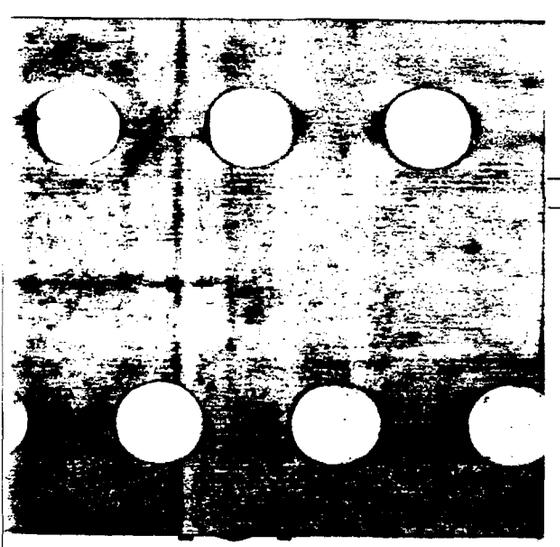
gac/H5
bauman.WD

54565
IDENTIF. & REFERENCE

94 MAY 26 PM 2:24

FELIX Z. REGISTER
DAVIDSON COUNTY, TN.





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 155000.00
				CON TX 573.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 586.50
				CHECK 586.50
05/26/94	01			14:24 0001 0932

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54565
IDENTIF. ↑ REFERENCE

94 MAY 26 PM 2:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 795909