File Box 38
First Title and Escrow Company, Inc..

WARRANTY DEED

BOOK 9439 PAGE 381

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#12717

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT BAUM (NAME)	COUNTRYWIDE FUNDING CORPORATION (NAME)	Map 130-12
4425 Alcott Drive (STREET ADDRESS OR ROUTE NUMBER)	155 N. Lake Ave., P.O. Box 7137 (STREET ADDRESS)	Parcel 21
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Pasadena, California 91109-7137 (CITY) (STATE) (ZIP)	FB FH5025

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, MARK A. HANUDEL AND WIFE, KATHERINE V. HANUDEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT BAUM AND WIFE, M. ALLISON THOMPSON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 22 on the Plan of Hycrest Acres III, as of record in Plat Book 2331, page 75, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mark A. Hanudel and spouse, Katherine V. Hanudel by deed from Wills N. Morgan, Jr. and spouse, Camille W. Morgan of record in Book 8168, page 607, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 6180, page 930; and (3) All matters appearing on the Plan of record in Plat Book 2331, page 75, said Register's Office.

82156
IDENTIFICATION REFERENCE

94 AUG 17 PM 4:07
FILED AND RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

3953 08/17 0101 03CHECK 915.50

unimproved ( )
This is improved (XX) property, known as 4425 Alcott Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of August, 19 94

Mark A. Hanudel
MARK A. HANUDEL
by Susan G. Brown
BY: SUSAN G. BROWN, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY

Katherine V. Hanudel
KATHERINE V. HANUDEL
by Susan G. Brown
BY: SUSAN G. BROWN, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN G. BROWN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said MARK A. HANUDEL AND WIFE, KATHERINE V. HANUDEL and is authorized by the said MARK A. HANUDEL AND WIFE, KATHERINE V. HANUDEL to execute this instrument on their behalf.

Witness my hand, at Office, this 15th day of August, 1994.

My Commission Expires: 11/20/96

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00

M. Allison Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 19 94

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

MARK A. HANUDEL AND WIFE,
KATHERINE V. HANUDEL

TO

ROBERT BAUM AND WIFE, M.
ALLISON THOMPSON

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

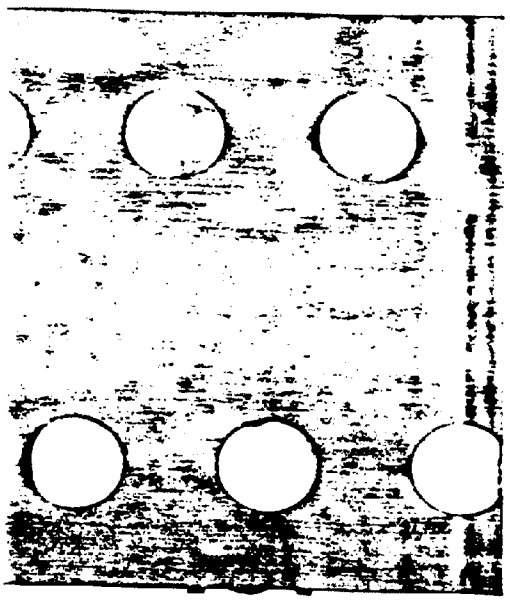
RECEIVED OF _____

FOR _____

BOOK 9439 PAGE 383

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 245000.00
CON TX 906.50
PRFEE 1.00
WDEED 8.00
TOTAL ~~915.50~~
CHECK ~~915.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/17/94 01 16:07 0001 8953

82156
IDENTIF. # REFERENCE

94 AUG 17 PM 4:07
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 825403