BOOK 9551 PG 385

Box 31/do

This Instrument Prepared By:
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
Rolland Oran Baum and Beatrice Marie Baum, Co-Trustees 930 Old Fountain Place Hermitage, TN 37076	Same	64-12A-930 4D-89764

4935 12/20 0101 03CHECK 340.75

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, GREGORY C. BAUM and wife, SHARON M. BAUM, the Grantors herein, have bargained and by these presents does transfer and convey unto ROLLAND ORAN BAUM and BEATRICE MARIE BAUM, CO-TRUSTEES OF THE BAUM FAMILY REVOCABLE INTER VIVOS TRUST, the Grantee herein, its successors and assigns,with full power to transfer, convey, mortgage or encumber without joinder of any beneficiary, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 930 of Fox Run Condominiums, Section 2, as of record in Book 5200, page 148, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.
>
> Being the same property conveyed to Gregory C. Baum and wife, Sharon M. Baum, by deed from Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, of record in Book 5953, page 153, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 930 Old Fountain Place, Hermitage, Tennessee 37076.

43064-1

18910
IDENTIFICATION REFERENCE
PICK-UP
94 DEC 20 PM 3:18
REGISTER
DAVIDSON COUNTY, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors 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 as herein set forth on Exhibit A. Grantors do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 20 day of December, 1994.

Gregory C. Baum

GREGORY C. BAUM

Sharon M. Baum

SHARON M. BAUM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, Gregory C. Baum, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of December, 1994.

Debbie L. Sloan

Notary Public

My Commission Expires:

9-26-98

43064-1

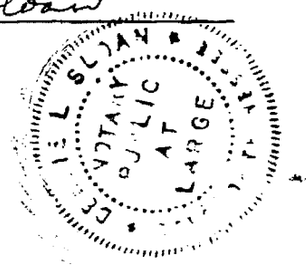
BOOK 9551 PG 387

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, Sharon M.. Baum, the within named 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, at office, this 20 day of December, 1994.

Debbie L. Sloan
Notary Public



My Commission Expires:

9-26-98

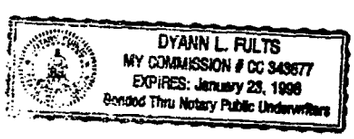
STATE OF FLORIDA)
COUNTY OF Hillsborough

The actual consideration for this transfer or value of property (whichever is greater) is $87,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Rolland Ann Baum

Sworn to and subscribed before me,
this 15 day of December, 1994.

Dyann L Fults
Notary Public DYANN L. FULTS
My Commission Expires:_____



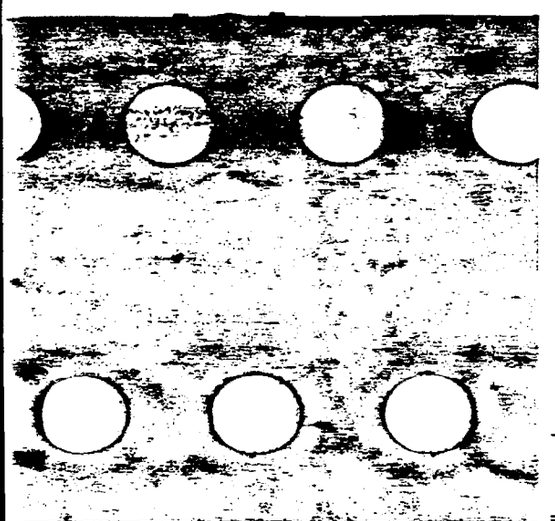
43064-1

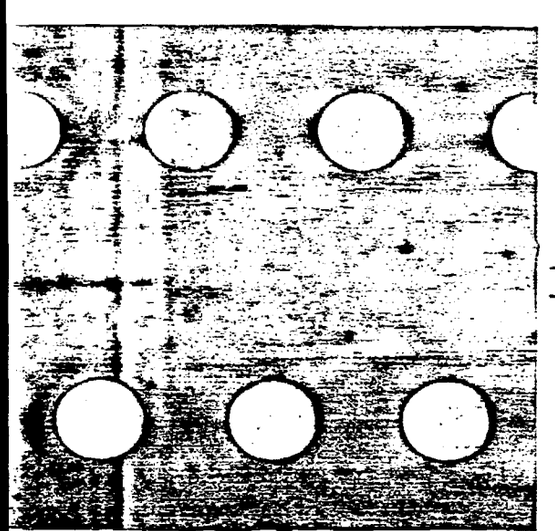
EXHIBIT B

1. Ad Valorem taxes for current year.

2. All matters shown on the plan of record in Book 5200, page 148, Register's Office for Davidson County, Tennessee.

3. Subject property was established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the Bylaws for the administration thereof of record in Book 4956, page 590, as amended by instruments of record in Book 5174, page 609, Book 5548, page 832, Book 5564, page 582, and Book 8510, page 100, Register's Office for Davidson County, Tennessee; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including, without limitations, all conditions, covenants, restrictions, options burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fox Run Condominiums of record in Book 5535, page 713, as corrected by Deed of Correction of record in Book 5895, page 516, and as amended in Book 8510, page 95, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 9551 PG 389

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	87500.00
CON TX	323.75
PRFEE	1.00
WDEED	16.00
TOTAL	340.75
CHECK	340.75

12/20/94 01 15:19 0001 4936

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18910
IDENTIF. & REFERENCE

94 DEC 20 PM 3:18

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 864874