0065837 File in Box 19B

IDENTIF. # REFERENCE

BOOK 9687 PG 543

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

95 JUN -1 PM 1:31

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

95-5-40

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Timothy John Baumgartner Rebecca Ann Baumgartner 203 New Sawyer Brown Road Nashville, TN 37221	FIRST TENNESSEE BANK NATIONAL ASSOCIATION P. O. Box 351 Memphis, TN 38101	128-10-115

WARRANTY DEED

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, I, **GARY L. MALLOCH**, unmarried, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **TIMOTHY JOHN BAUMGARTNER AND WIFE, REBECCA ANN BAUMGARTNER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Stacy Square, Section III, as of record in Book 4175, page 154, Register's office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Gary L. Malloch by deed from Patricia A. Smith Justice and husband, Paul Andrew Justice by instrument of record in Book 6793, page 787, Register's Office for Davidson County, Tennessee.

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 I do covenant with the said Grantees that I am 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;

Subject to the following restrictions and conditions:

1. 1995 taxes are a lien, not yet due and payable.

2. Restrictive covenants contained in instrument of record in Book 4467, page 85, said Register's Office.

3. The Plan of record in Book 4175, page 154, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Sawyer Brown Road, and a 10-foot easement for public utility and drainage purposes along the front, rear and southwesterly lines of said lot, as well as a 2.5' x 25' utility anchor easement located on the easterly corner of said lot.

4. Subject to any and all building and zoning regulations of City, County and Street.

AND I DO FURTHER covenant and bind myself, my 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 and the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property is known as: 203 New Sawyer Brown Road, Nashville, TN 37221.

WITNESS OUR HANDS THIS 30TH DAY OF MAY, 1995, IN Brentwood, TENNESSEE.

GARY L. MALLOCH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Gary L. Malloch, the within named bargainor with whom I am personally acquainted or who have presented satisfactory evidence of identification, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 30th day of May, 1995 in ~~Franklin,~~ Brentwood, Tennessee.

Katherine Goodson
NOTARY PUBLIC

KATHERINE GOODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/16/95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $91,000.00.

AFFIANT

Sworn to and subscribed before me this 30th day of May, 1995.

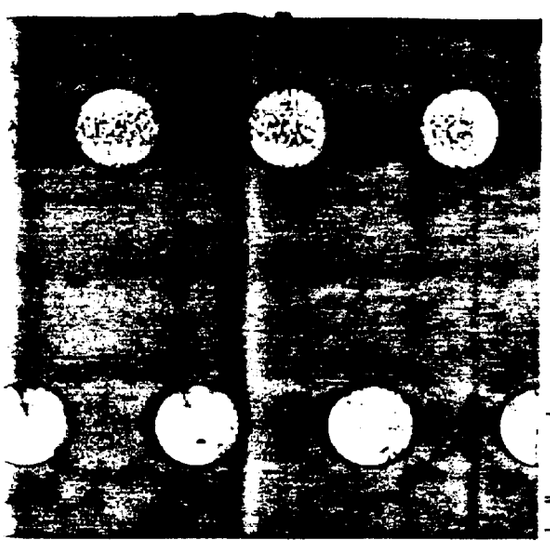
NOTARY PUBLIC

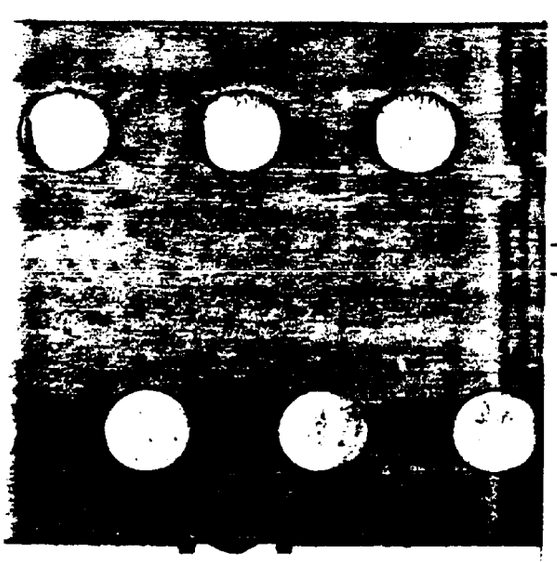
ROGER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 9/16/95

6596 06/01 0101 03CHECK 345.70

2547.9500/ml





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

RECEIVED OF _____

FOR _____

BOOK 9687 PG 545

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	91000.00
CON TX	336.70
PRFEE	1.00
WDEED	8.00
TOTAL	345.70
CHECK	345.70

06/01/95 01 13:34 0001 6596

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065837
IDENTIF. ← REFERENCE

95 JUN -1 PM 1:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915905