BOOK 9731PG481

95 JUL 17 AM 9:29

REGISTER
DAVIDSON COUNTY, TN.

00079267

IDENTIFICATION REFERENCE

This instrument prepared by:
SHERRARD & ROE
424 Church Street, Suite 2000
Nashville, Tennessee 37219

B0262

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Mrs. Judy Bauman 113 Dekewood Drive Old Hickory, Tennessee 37138	Same	Map 64-16 Parcels 39 & 40

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, B. B. DOUBLEDAY, JR. (hereinafter referred to as the "Grantor"), does hereby, transfer and convey unto the JUDY BAUMAN, a married woman (hereinafter referred to as the "Grantee"), all of Grantor's right, title and interest in certain real estate being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See Exhibit "A" attached.

JOSEPHINE D. DOUBLEDAY joins in this conveyance to convey any right, title and interest which she may have due to her marital status.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's heirs, successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it and that the same is unencumbered, except for the following Permitted Exceptions:

1. Taxes for 1995 and subsequent years.
2. Subject to applicable zoning and building requirements and all visible easements and encroachments.
3. Subject to matters contained in the Plat of record in Plat Book 7900, Page 916, Register's Office for Davidson County, Tennessee.
4. Subject to a rights-of-way and slope easements described in a deed to The Metropolitan Government of Nashville and Davidson County of record in Book 8874, page 335, said Register's Office.
5. Storm Water Detention Agreements of record in Book 7409, page 544 and Book 9612, page 360, said Register's Office.
6. Such matters as a current survey would disclose and rights of parties in possession.

Excepting only the Permitted Exceptions, Grantor further covenants and binds himself, and his heirs, successors and assigns, to warrant and forever defend the title to the

Property to the Grantee and to the Grantee's heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Grantor further warrants that he will comply with the obligations of that certain Storm Water Detention Agreement of record in Book 9612, page 360, said Register's Office, until such time as the maintenance thereof is accepted by the Metropolitan Government of Nashville and Davidson County; and will pay the 1995 real property taxes.

IN TESTIMONY WHEREOF, GRANTOR, and his wife, Josephine D. Doubleday have executed this deed on the 12 day of July, 1995.

B. B. Doubleday Jr.
B. B. DOUBLEDAY, JR.

Josephine D. Doubleday
JOSEPHINE D. DOUBLEDAY
by B. B. Doubleday Jr.
attorney in fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry, a Notary Public in and for the County and State aforesaid, personally appeared B. B. DOUBLEDAY, JR. ~~and wife, JOSEPHINE D. DOUBLEDAY~~, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~they~~ he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12 day of July, 1995.

Rita McQuerry
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE RITA ACQUERRY

My Commission Expires:
8-9-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McGuerry, a Notary Public in and for the County and State aforesaid, personally appeared B. B. DOUBLEDAY, JR. as attorney-in-fact for JOSEPHINE D. DOUBLEDAY, 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 and seal, at office in Nashville, Tennessee, this 12 day of July, 1995.

Rita McGuerry
Notary Public

My Commission Expires:
2-25-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $72,000.00 and no other monetary consideration.

Rita McGuerry
AFFIANT

Sworn to and subscribed before me this 14th day of July, 1995.

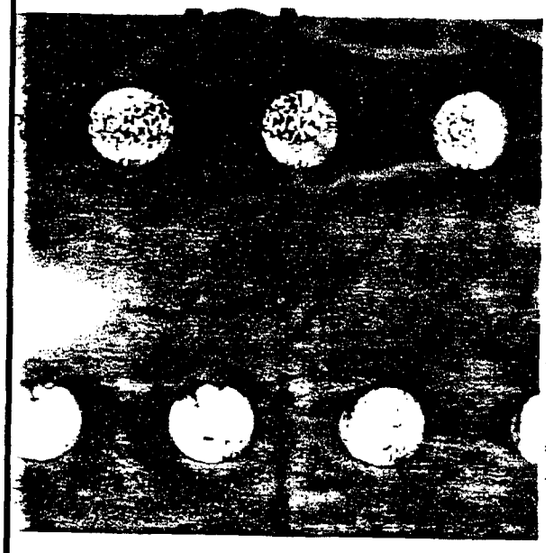
Rowena Morgan
Notary Public

My Commission Expires:
7/26/97

EXHIBIT "A"

Being Lots Nos. 10 and 11, as shown on the Plan of Andrew Jackson Business Park of record in Plat Book 7900, page 916, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to B. B. Doubleday, Jr. by Deed from C. Hooper Development Company, of record in Book 7434, page 511, and by Deed from Joseph A. Campbell, Trustee of record in Book 7434, page 506, Register's Office for Davidson County, Tennessee.



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

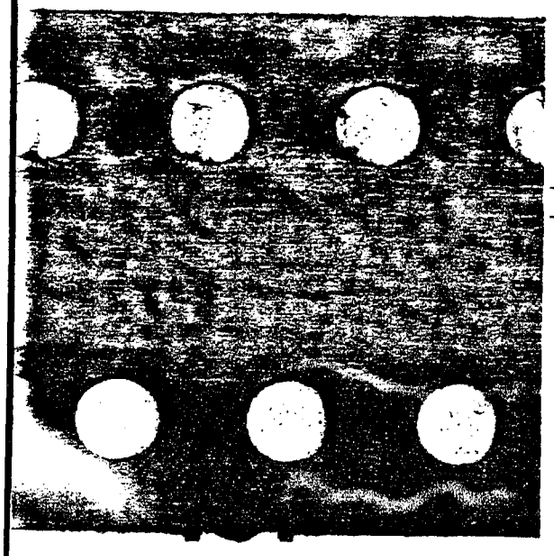
RECEIVED OF _____

FOR _____

BOOK 9731PG485

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	72000.00
CON TX	266.40
PRFEE	1.00
MDEED	16.00
TOTAL	283.40
CHECK	283.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1378

00792 67
IDENTIF. ↑ REFERENCE

95 JUL 17 AM 9:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 930480