BOOK 10045 PG 981

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 146,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 5/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY NCTX-96-15
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William D. Rust (NAME)	CTX Mortgage Company (NAME)	MAP 87-2
4236 New Hope Meadows Road (ADDRESS)	P. O. Box 19000 (ADDRESS)	PARCEL 10
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Marc P. Baumann and wife, Lori E. Baumann

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William D. Rust and wife, Janice E. Nolen

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 16 on the Plan of New Hope Meadows, Phase I, First Revision of record in Plat Book 6900, Page 653 amending Plat Book 6900, page 402, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marc P. Baumann and wife, Lori E. Baumann by Deed from Coy L. Derrick, Jr. and wife, Gayle F. Derrick, of record in Deed Book 8956, Page 132, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7557, page 377, Deed Book 7567, page 103 (amended); Deed Book 7934, page 796 (amended) Deed Book 7567, page 106 (By-Laws), Register's Office for said County.

96 MAY 10 AM 8:05
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

unimproved ( )
is is improved (X) property, known as 4236 New Hope Meadows Road, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 26th day of April 19 96

Marc P. Baumann
Lori E. Baumann
By:
Marc P. Baumann, Attorney-in-fact

BOOK 10045 PG 982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marc P. Baumann

the 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 official seal at _____ Tennessee, this 26th day of April 19 96

Commission expires 3/23/98 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who _____ oath(s) acknowledged _____ to be the _____ the _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____ _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of April, 1996, before me personally appeared Marc P. Baumann, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lori E. Baumann, and who acknowledged that he executed the same as the free act and deed of the said Lori E. Baumann by virtue of that Power of Attorney, duly executed by the said Lori E. Baumann and appearing of record in Book 10045, page 981, of the Register's Office of Davidson County, Tennesee.

Witness my hand and official seal at Nashville, this 26th day of April 1996.

My Commission Expires: 3/23/98 Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

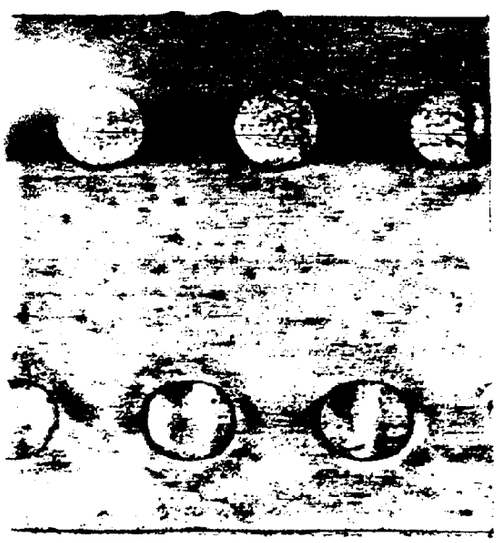
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

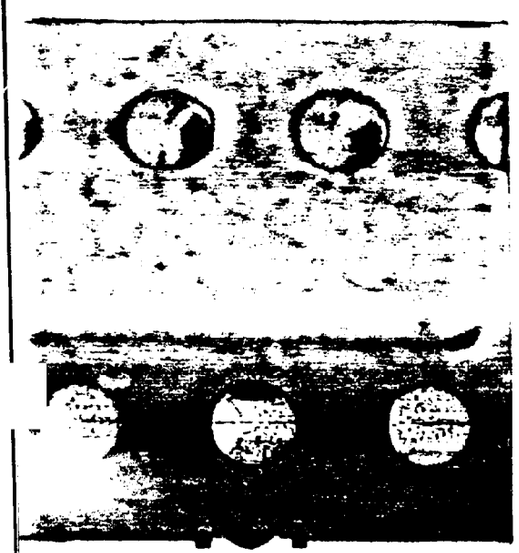
☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027

552-53





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

RECEIVED OF _____

FOR _____

BOOK 10045 PG 983

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
				146900.00
				CON TX 543.53
				PRFEE 1.00
				WDEED 8.00
				TOTAL 552.53
				CHECK 552.53
05/10/96	01			08:07 0001 0157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180433 IDENTIF. ↑ REFERENCE

96 MAY 10 AM 8:0

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1038144