BOOK 10140 PG 394

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered as of the **26th** day of **July, 1996** by and between

EQUITY ENHANCEMENT CORP. and W.H. HOCKRIDGE, PRESIDENT , a STATE OF DELAWARE corporation,

hereinafter referred to as Grantor, and

JOHN T. BAUMGARDNER and LISA A. BAUMGARDNER, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

BEING LOT NO. 299 ON THE PLAN OF ROLLING RIVER ESTATES, PHASE II, OF RECORD IN BOOK 5200, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING ALL OF THE SAME PROPERTY CONVEYED TO EQUITY ENHANCEMENT CORP. BY DEED FROM ELIZABETH M. WILSON, SUCCESSOR TRUSTEE OF RECORD IN BOOK 9814 PAGE 457 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Equity Enhancement Corp.
EQUITY ENHANCEMENT CORP.

By: W H Hockridge Pres
W.H. HOCKRIDGE, PRESIDENT

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10140 PG 395

CORPORATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared W.H. HOCKRIDGE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be PRESIDENT of the EQUITY ENHANCEMENT CORP., the within named bargainor, a corporation, and that he as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as PRESIDENT.

Witness my hand, at office, in NASHVILLE, this 26th day of July, 19 96.

Notary Public

Commission Expiration: 3-25-1999

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$128,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of July, 1996.

Notary Public

Commission Expiration: 3-25-1999

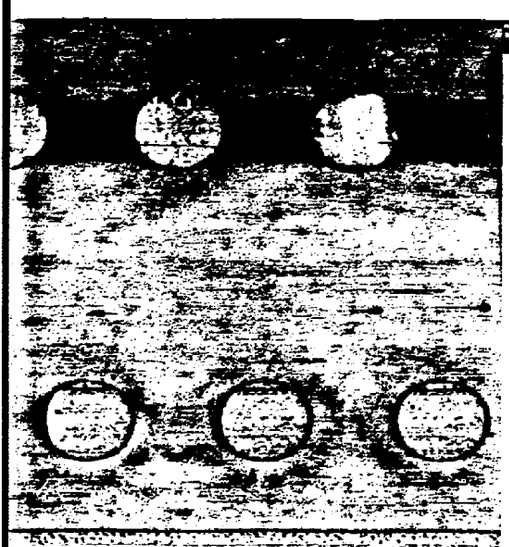
NOTARY PUBLIC AT LARGE

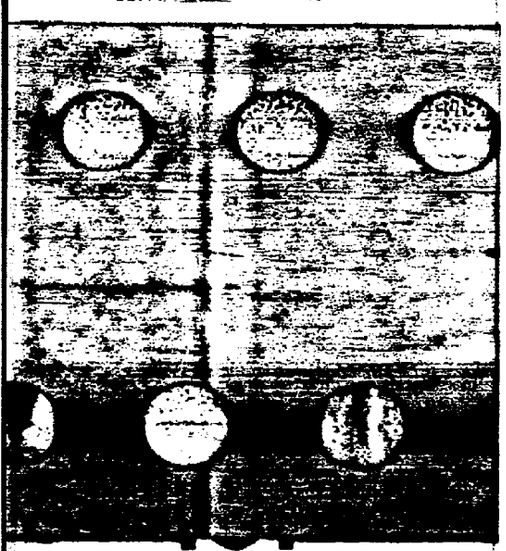
0209579
IDENTIF. # REFERENCE

96 AUG -1 AM 10:44
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	JOHN T. BAUMGARDNER LISA A. BAUMGARDNER 629 RIVER RIDGE COURT NASHVILLE, TN 37221	629 RIVER RIDGE COURT NASHVILLE, TN 37221 MAP PARCEL NUMBER 141-15-B-31C0/09D 6803

1713 08/01 0101 03CHECK 482.60





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

RECEIVED OF _____

FOR _____

BOOK 10140 PG 396

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 128000.00
				CON TX 473.60
				PRFEE 1.00
				MDEED 8.00
				TOTAL 482.60
				CHECK 482.60
			08/01/96 01	10:47 0001 1713

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209579
IDENTIF. ↑ REFERENCE

96 AUG -1 AM 10:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1069297