This Instrument Prepared By:
FRANK C. INGRAHAM, ESQ.
2100 Parkway Towers
Nashville, Tennessee 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
L. R. BAUMGARTNER JANNIE E. BAUMGARTNER, Trustees BAUMGARTNER LIVING TRUST 4906 Timberdale Drive Nashville, Tennessee 37211	Same	Map 147-5 Parcel 232

BOOK 11075 PAGE 975

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(F).

L R Baumgartner
AFFIANT

Sworn to and subscribed before me this 9th day of June, 1998.

Connie F Hardin
Notary Public
My Commission Expires: 7/22/00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, LESLIE R. BAUMGARTNER and wife, JANNIE BAUMGARTNER, have this date bargained and sold, and do hereby transfer and convey unto the said L. R. BAUMGARTNER and JANNIE E. BAUMGARTNER, Trustees, or their successors in trust, under the revocable BAUMGARTNER LIVING TRUST, dated June 9, 1998, and any amendments thereto, certain real estate in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 224 on the Plan of Caldwell Country Estates, Section IV, as of record in Book 2854, Page 101, Register's Office for said County, described as follows:

BEGINNING at a point in the east margin of Timberdale Drive at the corner of Lot Nos. 224 and 225; thence with the line between said lots, easterly 170.5 feet to a point; thence southerly 125 feet to the north margin of Timberdale Court; thence with the margin of said Court, westerly 145.4 feet to the beginning of a curve; thence around said curve, northwesterly 39.27 feet to the east margin of Timberdale Drive; thence with the margin of the same, northerly 100 feet to the point of beginning.

BEING the same property conveyed by A. D. Hewlett and wife, Frances H. Hewlett, to Leslie R. Baumgartner and wife, Jannie T. Baumgartner, by deed of record in Book 3177, Page 619, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property known as:

4906 Timberdale Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns 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 OUR HANDS, this 9th day of June, 1998.

Leslie R. Baumgartner
LESLIE R. BAUMGARTNER

Jannie E. Baumgartner
JANNIE E. BAUMGARTNER

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 LESLIE R. BAUMGARTNER and JANNIE E. BAUMGARTNER, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of June, 1998.

Connie J. Spurlin
NOTARY PUBLIC

My Commission Expires: 7/22/00

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IDENTIF. + REFERENCE

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