BOOK 11324 PAGE 854

STATE OF TENNESSEE
COUNTY OF Davidson

7897-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Wayne S. Bajcar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 19 99

Mark A. Ellmore
Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1/25/03

THIS INSTRUMENT WAS PREPARED BY

Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne S. Bajcar	Columbia National, Incorporated	161-4-55
(NAME)	(NAME)	
315 April Lane	7142 Columbia Gateway Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37211	Columbia, MD 21046-2132	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Buford Elston Sudberry and wife, Martha Perry Sudberry hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Wayne S. Bajcar and wife, Frances Patricia Bajcar 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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of April Lane Subdivision, of record in Book 2330, page 132, Register's Office for said County.

Said Lot No. 15 fronts 80 feet on the south side of April Lane and runs back 185.8 feet on the westline and 188 feet on the east line to a dead line in the rear on which it measures 80 feet.

BEING the same property conveyed to Buford Elston Sudberry and wife, Martha Perry Sudberry by deed from Clarence H. Woodward and wife, Mattie James Woodward, filed of record in Book 2929, page 189, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 315 April Lane, Nashville, Tennessee 37211

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 their hands this 29th day of January, 19 99.

Buford Elston Sudberry
Buford Elston Sudberry

Martha Perry Sudberry
Martha Perry Sudberry

7897-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Buford Elston Sudberry and wife, Martha Perry Sudberry the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 29th day of January, 1999.

My commission expires 1/25/03

Notary Public Mark A. Ellmore, Jr.

0544597

IDENTIF. & REFERENCE

99FEB-3 PM12:46

[illegible] REGISTER
DAVIDSON COUNTY, TN.

1139 02/03 0101 02CHECK 344.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0544597

IDENTIF. ↑ REFERENCE

99FEB-3 PM 12:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

02/03/99 01 12:46 0001 1129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1420474