THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 207,000.00

Affiant

Subscribed and sworn to before me, this 5th day of September, 2000

Notary Public

My Commission Expires: 1-25-03

PATRICIA A. RICHARDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/07/00 10:58 2pgs
Fees:11.00 Taxes:765.90

20000907-0088493

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
GEORGE N. DEGERBERG, III 2612 West Linden Avenue Nashville, Tennessee 37212	George N. Degerberg, III 5550 Kendall Drive Nashville, Tennessee 37209	MAP 104-15 PARCEL 129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVEN THOUSAND AND NO/100------ ($ 207,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , RALPH WALDO BAUGH, JR., UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto GEORGE N. DEGERBERG, III, MARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly half of Lot No. 8 on the Map of Sunset Park Subdivision as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

SAID part of Lot No.8 fronts 50.0 feet on the northerly side of West Linden Avenue, formerly Sunset Avenue, and runs back between parallel lines 162.45 feet, more or less, to a dead line, measuring 50.0 feet.

BEING the same property conveyed to Ralph Waldo Baugh, Jr. by deed from Agnea M. Vick of record in Book 4278, page 336, Register's Office for Davidson County, Tennessee.

This is improved property known as 2612 West Linden Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Sunset Park Subdivision of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 5th day of September, 2000.

Ralph Waldo Baugh, Jr.

RALPH WALDO BAUGH, JR.

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 RALPH WALDO BAUGH, JR., UNMARRIED, 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 this 5th day of September, 2000.

Mitchell A. Watts

My Commission Expires: September 29, 2001

Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____to be the _____ and _____ 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 this _____day of _____.

My Commission Expires: _____

Notary Public