BOX 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,900.00

Raymond Hiter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 2000

Catherine R Vass
Notary Public

MY COMMISSION EXPIRES: 5-30-2004
(AFFIX SEAL)

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAYMOND HITER	SAME	MAP 135-14
(NAME)	(NAME)	
2141 RANSOM PLACE		GROUP B
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37217		PARCEL 66.00
(CITY) (STATE) (ZIP)	(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, CHAD D. BAUS AND WIFE, BETH A. BAUS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAYMOND HITER AND WIFE, JOYCE HITER

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. 65 on the Plan of Ransom Place, Section Two, Phase Two, of record in Book 7900, Page 526, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Chad D. Baus and wife, Beth A. Baus by deed from Thoris T. Tabb, a single person of record in Book 10891, Page 595, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters shown on the Boundary Plat of Ransom Place of record in Plat Book 6900, Page 851; Dedication of common areas in Book 8926, Page 420 and Book 9653, Page 156; Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 7389, Page 133 and in Book 8744, Page 648; Charter of Ransom Place Homeowner's Association, Inc. of record in Book 7877, Page 973; amended in Book 8170, Page 947; and in Book 8550, Page 766; By-Laws of record in Book 7867, Page 104; The Plan of record in Book 7900, Page 526; Declaration of Covenants, Conditions, and Restrictions of record in Book 7867, Page 81; and as amended in Book 7885, Page 868; Book 7947, Page 436; Book 8070, Page 555; Book 8424, Page 414; Book 8505, Page 235; Book 8550, Page 764; Book 8707, Page 86, and made application to Phase 2, Section 2 in Book 8846, Page 184; further amended in Book 10421, Page 358; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2141 RANSOM PLACE, NASHVILLE, TENNESSEE 37217
(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 29th day of December, 2000

Chad D. Baus
CHAD D. BAUS

Beth A. Baus
BETH A. BAUS

Davidson County DEEDWARR
Recvd: 01/05/01 15:20 2pgs
Fees:11.00 Taxes:502.83

20010105-0001894

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHAD D. BAUS AND WIFE, BETH A. BAUS

the bargainor s, 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 Brentwood, Tennessee, this 29th day of December, 2000.

Commission expires 5-30-2004

Catherine R Vass
Notary Public

CATHERINE R VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30th 2004

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 upon _____ oath(s) acknowledged _____ 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 at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

CHAD D. BAUS AND WIFE, BETH A. BAUS

TO

RAYMOND HITER AND WIFE, JOYCE HITER

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027