Davidson County DEEDWARR
Recvd: 06/13/02 15:02 2pgs
Fees:13.00 Taxes:808.08

20020613-0072251

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
02TN01289

WARRANTY DEED

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE Rutherford County, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$218,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: 12.20.03

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN P. BAUMANN	FRANLIN AMERICAN MORTGAGE CO.	98-5-B36
6337 SPERA PT. CROSSING	501 CORPORATE CENTRE DR. STE. 400	
HERMITAGE, TN 37076	FRANKLIN, TN 37067	

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,

EASTLAND CONTRUCTION, INC. A TENNESSEE CORPORATION

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

JOHN P. BAUMANN AND WIFE, PENNY WHITE BAUMANN

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:
Located in the 4th Civil District of Davidson County, Tennessee.

BEING all of Lot No. 36 Baypointe, Phase II, of record in Instrument No. 200106080060679, in the Register's Office for Davidson County, Tennessee, in which plat reference is hereby made for more complete and accurate description.

Being a portion of the same property conveyed to Eastland Construction, Inc. by Deed from Baypointe, LLC, a Tennessee Liability Company, dated 11-20-01 and recorded 12-6-01 in Instrument 20011206-0134322, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **6337 SPERA PONTE CROSSING, HERMITAGE, TN 37076**
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 hands this 7TH day of JUNE, 2002

BOBBY EASTLAND, JR., PRESIDENT OF EASTLAND CONSTRUCTION, INC.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ 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_____, Tennessee, this _____ day of _____, 2001.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared BOBBY EASTLAND, JR. with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT of EASTLAND CONTRUCTION, INC. the within named bargainor, and corporation, and that he as such PRESIDENT being authorized so to do, has executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said PRESIDENT, and attesting the same by the said EASTLAND CONSTRUCTION, INC. as such PRESIDENT.

Witness my hand and official seal at office at WILSON COUNTY on this the 7th day of JUNE, 2002

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE Rutherford County, TENN.

My commission expires:
12-20-03

Cheryl M. Traverse
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2001, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2001.

My commission expires:_____ _____
Notary Public

See