This instrument prepared by
Law Office of Mary Catherine Kelly
P.O. Box 681043
Franklin, TN 37064

Davidson County DEEDQC
Recvd: 08/07/02 13:42 2pgs
Fees:12.00 Taxes:0.00
20020807-0095157

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $NONE.

WITNESS my hand and official seal, this 31st day of July, 2002.

Michael Scott Bauman
MICHAEL SCOTT BAUMAN

NOTARY PUBLIC

My Commission Expires: 10/6/05

Address of New Owner
As Follows:
Frank Augusta Bauman
630 Sneed Road W.
Franklin, TN 37069

Send Tax
Bills to:
Commerce Union Bank
One Commerce Place
Nashville, TN 37219

Map-Parcel
Numbers
Map 162.01-0A
Parcel 25CO

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENTATION OR WARRANTY IS MADE BY THE PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN.

QUITCLAIM DEED

KNOW ALL MEN BY THERE PRESENTS that I, MICHAEL SCOTT BAUMAN, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby transfer and convey, remise, release and forever quitclaim unto FRANK AUGUSTUS BAUMAN, his heirs and assigns, all of my right, title and interest in and to the following described property situated in Davidson County, Tennessee, to wit:

Being Unit No. 25, on the site plan of Phase I, Hickory Glade, of record in Book 6250, page 889, which amends Book 6250, page 889, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to W.L. Bainbridge, Inc. by deed from Roy E. Nelson and wife, Margaret L. Nelson, and H.L. Kieffer, unmarried of record in Book 6707, Page 744 and in Book 6793, page 795, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael Scott Bauman, unmarried, by deed from W.L. Bainbridge, Inc. of record in Book 7083, Page 28, Register's Office, Davidson County, Tennessee.

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Subject to restrictions of record in Book 6824, page 929, re-recorded in Book 6898, page 896 and amended in Book 6824, page 952, re-recorded in Book 6898, page 919, amended in Book 6898, page 920 and in Book 6957, page 473 said Register's Office.

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

This is improved property known as Lot 25 Hickory Glade, Antioch, TN 37013.

THIS PROPERTY DESCRIPTION WAS TAKEN FROM THE PRIOR RECORDED DEED(S).

This conveyance is made pursuant to provisions of Section 66-5-103, Tenn. Code Ann. so that title to said property is hereby vested to FRANK AUGUSTUS JAB BAUMAN, his heirs, and assigns, in fee simple. Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

Witness my hand this 25th day of July, 2002.

Michael Scott Bauman
MICHAEL SCOTT BAUMAN, Grantor

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, MICHAEL SCOTT BAUMAN, with whom I am personally acquainted, and who, upon oath, acknowledged, that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 25th day of July, 2002.

NOTARY PUBLIC

My commission expires: 10/8/05