BOX

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$319,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2003.

Notary Public

My commission expires: (AFFIX SEAL)

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission Expires April 6, 2004

Davidson County DEEDWARR
Recvd: 06/04/03 15:50 2pgs
Fees:13.00 Taxes:1180.30

20030604-0076778

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Deryl Jon Bauman	**First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans**	**Map 177, Parcel 22.00**
103 Fox Hunt Pointe	**10741 King William**	
Nashville, TN 37221	**Dallas, TX 75220**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brian K. Hallmark and wife, Elizabeth F. Hallmark

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

Deryl Jon Bauman and wife, Phyllis Ann Bauman

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 the 2nd Civil District of Davidson County, Tennessee being Lot 12 on the plan of Fox Hollow Farms of record in Book 9700, Page 292, Register's Office for Davidson County, Tennessee, located on the west side of State Route 96 and more particularly described as follows:

Beginning at a point in the west line of Fox Hollow Farm, said point being south 02 deg. 30' 12" west 98.36 feet from the northwest corner of said Fox Hollow Farms; thence south 55 deg. 13' 28" east, 719.27 feet to the true point of beginning of said Lot 12; thence north 76 deg. 14' east, 260.00 feet to a point; thence south 00 deg. 11' 55" east 545.49 feet to a point; thence south 61 deg. 20' 20" west 570.35 feet to a point; thence north 61 deg. 14' 06" west 50 feet to a point; thence north 21 deg. 29' 17" east 790.03 feet to the true point of beginning and more fully described in Exhibit "A" to the Declaration of Protective Covenants, Conditions and Restrictions of record in Book 8960, Page 252, revised by Exhibit "A" to Amendment No. 1 in Book 9048, Page 590 and further revised by Exhibit "A" to Amendment No. 3 in Book 9137, Page 784, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Brian K. Hallmark and wife, Elizabeth F. Hallmark by deed from Highway 96 Partners, Ltd., a Tennessee Limited Partnership of record in Book 9305, Page 491, said Register's Office.

This conveyance is subject to taxes for 2003 and subsequent years, easements, and restrictions of record if any.

This is improved (_X___) Unimproved (_____) property, known as **103 Fox Hunt Pointe, Nashville, TN 37221**

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,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 my/our hand(s) this 29th day of May, 2003.

Brian K. Hallmark

Elizabeth F. Hallmark

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 **Brian K. Hallmark and wife, Elizabeth F. Hallmark,** 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 on this **29th** day of **May, 2003.**

Notary Public

My Commission Expires:

My Commission Expires
April 6, 2004