Davidson County DEEDWARR
Recvd: 04/22/04 08:08 2pgs
Fees:13.00 Taxes:431.05

20040422-0045610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

04-3380

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,500.00

Caroline Baba
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/10/2006

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilma J. Phillips		73-09
(NAME)	(NAME)	
1823 Willow Springs Drive		194
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, James R. Bauman, III and Caroline Bauman Baba

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

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:

Being Lot No. 39 on the Plan of Henderson Gardens, Section 1, of record in Plat Book 2900, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to James R. Bauman, Jr. and wife, Anna Mae T. Bauman by deed of record in Book 3342, page 75, Register's Office for Davidson County, Tennessee. The said James R. Bauman, Jr. and Anna Mae T. Bauman have both since died, and property is owned by James R. Bauman, III, and Caroline Bauman Baba by virtue of the Last Will and Testament of Anna Mae Thompson Bauman which is attached as Exhibit "A" to an Affidavit of Heirship to Real Property which is of record in Instrument No. 20030225-0025121, Register's Office for Davidson County, Tennessee.

PICK-UP

This is improved property known as 1823 Willow Springs Drive, Nashville, TN 37216

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 their hands this 6th day of April, 2004.

James R. Bauman, III by Caroline Bauman Baba Attty in fact
James R. Bauman, III

Caroline Bauman Baba
Caroline Bauman Baba

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Caroline Bauman Baba, to me known to be the person who executed the foregoing instrument on behalf of James R. Bauman, III, and who acknowledged that he/she executed the same as the free act and deed of the said James R. Bauman, III.

Witness my hand and official seal at Goodlettsville, Tennessee, this 6th day of April, 20 04.

NOTARY PUBLIC

My Commission Expires: 4/10/06.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named Caroline Bauman Baba, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 6th day of April, 2004.

My commission expires 4/10/2006

Notary Public Janis L. Duree