Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20050823-0100333

THIS INSTRUMENT PREPARED BY:
EDWARDS & EDWARDS,
An Association of Attorneys
177 East Main Street
Hendersonville, Tennessee 37075
(FROM INFORMATION PROVIDED BY PARTIES)

MAP 142-13-0-C
PARCEL 159

SEND TAX BILLS TO:
Frank Bauman and
Patricia A. Eades-Bauman
9212 Sawyer Brown Road
Nashville, TN 37221

FROM: **FRANK BAUMAN AND WIFE, PATRICIA A. EADES-BAUMAN**

TO: **BAUMAN FAMILY TRUST**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the payment of No Dollars (-$0-) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANK BAUMAN AND WIFE, PATRICIA A. EADES-BAUMAN, Grantors**, have this day bargained and sold, and by these presents, do hereby convey and quitclaim unto the **BAUMAN FAMILY TRUST,** all their estate, right, title, interest and claim in and to a certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

> Unit No. 9212 (Parcel No. 159), together with the carport designated No. 9212-C, in RIVER PLANTATION, SECTION ELEVEN, PHASE 6, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 6, Condominium Apartments recorded in Instrument No. 20010905-0095982, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Instrument No. 200110911-0098566, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 6, Condominium Apartments, contained in the Master Deed and By-Laws appended

thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 971, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835, Section Eleven, Phase 4, by annexation document of record in Book 11432, page 903, and Plat Book of record in Book 9700, page 971, as amended; Section Eleven, Phase 5, by annexation document of record in Instrument No. 20010131-0009315, and Plat of record in Instrument No. 20000918-0092190; and Section Eleven, Phase 6, by annexation document of record in Instrument No. 20010911-0098566, and Plan in Instrument No. 20010905-0095982, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents and is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Plat in Book 7900, page 745, et. seq., as re-recorded in Book 7900, page 945, in the Register's Office for said County and to taxes for the year 2003.

Being part of the same property conveyed to Haury and Smith Contractors, Inc., by deed from B.B. Doubleday, Jr., of record in Book 7074 , page 493 , as corrected by Deed of Correction in Book 7400, page 792, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Frank Bauman and wife, Patricia A. Eades-Bauman, by deed from Haury and Smith Contractors, Inc., by deed of record in Deed Book 20030530 Page 0072954 , Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23 day of August, 2005.

Frank Bauman

FRANK BAUMAN

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **FRANK BAUMAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Sumner County, Tennessee, this 23rd day of August, 2005.

RUSSELL E. EDWARDS NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

NOTARY PUBLIC

My Commission Expires: 10/27/07

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23 day of August, 2005.

PATRICIA A. EADES-BAUMAN

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **PATRICIA A. EADES-BAUMAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Sumner County, Tennessee, this 23rd day of August, 2005.

RUSSELL E. EDWARDS NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

NOTARY PUBLIC

My Commission Expires: 10/27/07

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is *no dollars ($-0-)* which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this
23rd day of August, 2005.

NOTARY PUBLIC

RUSSELL E. EDWARDS
NOTARY PUBLIC AT LARGE
SUMNER CO., TENN.

My Commission Expires: 12/27/07