22146

(1)
Box 36

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/07 14:51 2 pg
Fees:13.00 Taxes:1554.00
20070103-0001330

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $420,000.00.

John Crawford Bauerschmidt
Affiant

Subscribed and sworn to me on December 29, 2006.

NOTARY PUBLIC

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22146SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John Crawford Bauerschmidt Caroline Pearce Bauerschmidt 626 Fatherland Street Nashville, TN 37206	SAME AS NEW OWNER	82-16-236

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John B. Elam and wife, Lulu R. Elam, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John Crawford Bauerschmidt and wife, Caroline Pearce Bauerschmidt, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of J.S. Williams Addition, Edgefield, of record in Book 21, page 45, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the southeasterly margin of Fatherland Street and extends back between parallel lines 210 feet to an alley.

Being the same property conveyed to John B. Elam and wife, Lulu R. Elam, by Deed from Chris L. Huddleston and James Moore of record in Book 9966, page 251, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been paid by the Grantors; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Subject to Historic Preservation Overlay pursuant to Bill No. O78-888 in the Metro Clerk's Office for Davidson County, Tennessee,

together with any and all restrictions imposed by the Metropolitan Historic Zoning Commission, not of record; and

4. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at: 626 Fatherland Street, Nashville, TN 37206.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on December 29, 2006.

John B. Elam

Lulu R. Elam

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 29, 2006, before me personally appeared John B. Elam and Lulu R. Elam to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 29, 2006.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE