WARRANTY DEED

BOOK 4695 PAGE 278

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Frances T. Bayer (NAME)	Same (NAME)	117-6-12
2122 West End Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37203 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) *Dollars,*

paid in cash, and other good and valuable consideration received from the grantee hereinafter named, we,

Robert H. Edwards and wife, Betsy Edwards,

have this day bargained and sold, and do hereby transfer and convey unto the said grantee,

Frances T. Bayer,

her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being part of Lot No. 1 on the Plan of Samuel Watkins, as of record in Book 57, page 16, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., dated May 30, 1968, as follows:

Beginning at the northwest intersection of Golf Club Lane and 23rd Avenue, South; thence with the north margin of Golf Club Lane, west 175 feet to an iron pin; thence north 299.7 feet to an iron pin, located 0.4 feet east of a fence and 0.5 feet north of a 3 inch steel post; thence east 175 feet to an iron pin in the west margin of 23rd Avenue South; 0.3 feet north of a 3 inch steel post; thence south with the west margin of 23rd Avenue South, 299.7 feet to the beginning.

Being the same property conveyed to Robert H. Edwards and wife, Betsy Edwards, by deed from Kirkland W. Todd, Jr., and wife, Adrienne H. Todd, of record in Book 4260, page 182, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1973.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,300.00

Subscribed and sworn to before me, this the 4th day of April 1973

Affiant Frances T. Bayer

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary E. Riley

This is unimproved ( ) improved (X) property, known as 2302 Golf Club Lane, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantee, her *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 4th *day of* April, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert H. Edwards

Robert H. Edwards

Betsy Edwards

Betsy Edwards

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

BOOK 4695 PAGE 279

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, Robert H. Edwards and wife, Betsy Edwards, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of April, 1973.

Mary Ensey
Notary Public

Commission expires 4/25/76

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

APR-5[illegible]	CONV	99,000.00			
APR-5[illegible]	CONV	39,300.00			
APR-5[illegible]	S'TAX		A*	359.58	
APR-5[illegible]	PR'FEE		A*	.50	
APR-5[illegible]	W'DEED		A*	4.00	* 364.08

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
ROBERT H. EDWARDS, et ux

TO
FRANCES T. BAYER

C O 1 1 2 3

IDENTIF. REFERENCE

APR 5 9 23 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE