This Instrument prepared by:
BONE AND WOODS
United American Bank Building
Suite 800
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
William T. Bayer and wife, Diane C. Bayer 10 Richmeade Place 401 Bowling Avenue Nashville, Tennessee 37205	same	104-13-A 11

BOOK 5380 PAGE 496

FOR AND IN CONSIDERATION of the sum of Eighty thousand ($80,000) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bruce M. Bayer and wife, Nancy T. Bayer, Grantors, have this day bargained and sold and do hereby transfer and convey unto the said William T. Bayer and wife, Diana C. Bayer, Grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No: 11 on the Plan of Richmeade Place, Section I, as of record in Book 4860, Page 44, Register's Office for Davidson County, Tennessee, reference to which Plat is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

BEING part of the same property conveyed to Bruce M. Bayer and wife, Nancy T. Bayer, by Deed from Union Bank, a California Corporation, of record in Book 4951, Page 516, Register's Office for Davidson County, Tennessee.

This conveyance is made and accepted by the Grantees herein subject to the Declaration of Covenants, Conditions, and Restrictions filed by Union Bank, as recorded in Book 4941, Page 637, Register's Office for Davidson County, Tennessee.

This is improved property known as 10 Richmeade Place, 401 Bowling Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title, and interest belonging to said William T. Bayer and wife, Diana C. Bayer, their heirs and assigns forever.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00, Subscribed and sworn to before me, this the 29th day of December, 1978.

Affiant

COMMISSION EXPIRES: 5-10-81 NOTARY PUBLIC: Philip N Mayes

Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for taxes for 1978, which have been prorated and will be paid by Grantor, and except as set out above, a Declaration of Covenants, Conditions, and Restrictions as of record in Book 4941, Page 637, Register's Office for Davidson County, Tennessee, and owners certificate, easement for roadways and utilities, all as shown on a Plat of record in Book 4860, Page 44, Register's Office for Davidson County, Tennessee.

It further binds itself and its representatives to warrant and forever defend the title to said real estate to said William T. Bayer and wife, Diana C. Bayer, their heirs and assigns, against the lawful claims of all persons:

Executed, this 29th day of December, 1978.

F. 0 7 4 3 6

IDENTIFICATION

DEC 29 3 21 PM '78

FILED AND RECORDED
REGISTER
DAVIDSON COUNTY, TENN.

Bruce M. Bayer

Nancy T. Bayer

GRANTORS

William T. Bayer

Diana C. Bayer

GRANTEES

DEC29'78 CONV $0,000.00
DEC29'78 S'TAX B* 238.00
DEC29'78 PH'FEE B* .50
W'DEED B* 4.00 * 212.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, PHILIP H. MAYES, a Notary Public in and for said County and State, Bruce M. Bayer, Nancy T. Bayer, William T. Bayer and Diana C. Bayer, 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 29 day of December, 1978.

COMMISSION EXPIRES: 5-10-81 NOTARY PUBLIC: Philip H Mayes