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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$100,000.00

George E. Spain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 19 78

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George E. Spain etux (NAME)	Home Federal Savings & Loan (NAME)	16DA-22850
1724 N. Observatory Dr. (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	117-15
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	81

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, William T. Bayer and wife, Diana C. Bayer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George E. Spain and wife, Jacquelyn B. Spain

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:

LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Green Hills Subdivision as of record in Book 547, page 128, Register's Office for said County.
SAID Lot No. 10 fronts 100 feet on the northerly side of Observatory Drive, and runs back 187.5 feet on the easterly line and 188.5 feet on the westerly line, to a dead line and shows 100 feet on said dead line.

BEING the same property conveyed to William T. Bayer and wife, Diana C. Bayer by deed from Elizabeth Creighton Spickard, now Schumann, of record in Book 4389, page 18, Register's Office for Davidson County, Tennessee.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 4619, page 457, said Register's Office, securing a promissory note dated July 7, 1972, payable to the order of Home Federal Savings and Loan Association, with a present unpaid principal balance of approximately $28,730.77, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein.
THIS conveyance is further subject to any and all easements, restrictions and rights of way of record.

This is unimproved ( ) improved (XX) property, known as 1724 North Observatory Drive Nashville, TN 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 our hand s this 29th day of December, 1978

WILLIAM T. BAYER: William T Bayer

DIANA C. BAYER: Diana C Bayer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William T. Bayer and wife, Diana C. Bayer

the 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 29th day of December 19 78

Commission expires ~~My Commission Expires August 15, 1979~~

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
WILLIAM T. BAYER ET UX

TO
GEORGE E. SPAIN ET UX

File Box 11

F. 0. 7. 7. 5. 8.

T
IDENTIF. REFERENCE

JAN 3 10 03 AM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

JAN-3-79	CONV	90,000.00		
JAN-3-79	CONV	10,000.00	100,000.00	
JAN-3-79	S'TAX		B* 260.00	
JAN-3-79	PR'FEE		B* .50	
JAN-3-79	W'DEED		B* 4.00	* 264.50

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238