2103 12/29 292.50- CHECK

BOOK 5694 PAGE 245

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jean M. Short	Same	7DA-71722
10 Richmeade Place 401 Bowling Avenue	(NAME)	104-13A-11
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of --TEN AND 00/100 (10.00)----------

---

cash and other good and valuable consideration, the receipt of all Dollars, of which is hereby acknowledged; we, WILLIAM T. BAYER and wife, DIANA C. BAYER,

have this day bargained and sold, and do hereby transfer and convey unto the said JEAN M. SHORT, her

(successors), 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 said County, 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 the same property conveyed to William T. Bayer, et ux, by deed from Bruce M. Bayer, et ux, of record in Book 5380, Page 496, said Register's Office.

Declaration of covenants, conditions and restrictions of record in Book 4941, Page 637, said Register's Office; and lien for initial, annual and special assessments for improvements, operation and maintenance, of the common area as set forth in Article No. 4 of the Declaration of Covenants, Conditions and Restrictions of record in Book 4941, Page 637, said Register's Office. Recorded plan shows certain easements, setback lines, and roadways and common areas.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 110,000.00

Subscribed and sworn to before me, this the 8th day of December 1980

Affiant

My commission expires: 10-18-81 (Affix Seal)

Notary Public

This is (Unimproved / X Improved) property, known as 10 Richmeade Place, 401 Bowling Avenue, Nashville, TN 37205 (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 Grantor, 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 Jean M. Short, her (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 8th day of December, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William T. Bayer

Diana C. Bayer

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Eunice Miller, *a Notary Public in and for said County and State,* William T. Bayer and wife, 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 8th *day of* December, *19* 80

Notary Public

Commission expires 10-18-81

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 .....

WARRANTY DEED

FROM

WILLIAM T. BAYER, ET UX,

TO

DIANA C. BAYER

TO

JEAN M. SHORT

THIS INSTRUMENT PREPARED BY:
J. B. Hofstetter, Jr., Atty.
1000 Federal Tower, 5th Floor
306 Fourth Avenue North
Nashville, TN 37219

G 2331

IDENTIF. REFERENCE

DEC 29 9 20 AM '80

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			110000.00- CO	
			286.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	292.50-
2103A	12/29/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 3 3 1 6

IDENTIF. REFERENCE

DEC 29 9 20 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 799297