This Form furnished by Attorneys Title Company, Inc.

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Form No. WD-3

FROM

Melva H. Cline

TO

Charles E. Bayer, et ux

For draftsman's use

This instrument prepared by:

Theodore H. Pailet, Attorney
1906 South Street
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Bayer, et ux (NAME)	VNB Mortgage Corp. (NAME)	Map 73-1
2006 Riverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 26388 (STREET ADDRESS)	Parcel 65
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23275 (CITY) (STATE) (ZIP)	15D36370

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

FEB 12 2 51 PM '81

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

629 199

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 37,250.00

Charles E. Bayer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF FEBRUARY, 1981.

Notary Public

MY COMMISSION EXPIRES: 7-18-82

(AFFIX SEAL)

For and in Consideration of the sum of ---------Ten and no/100----------

----------($10.00)---------- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain deed of trust dated July 10, 1973, and filed for record July 10, 1973, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4728, page 273, and note of even date thereby secured, in the original principal amount of $18,000.00 payable to Collateral Investment Company which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of John D. Cline and Melva H. Cline under the terms of the instruments creating the loan to indemnify the Veterans Administration of the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

I, Melva H. Cline, an unmarried person have bargained and sold, and by these presents do transfer and convey unto the said Charles E. Bayer and wife Cynthia J. Bayer, 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. 18 on the Map of Happy Valley Section "A", not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, September 2, 1945, as follows:

BEGINNING on the southerly margin of Riverwood Drive, formerly Williams Ferry Road, at the northeast corner of the property conveyed to William Andrew Wells and wife, by deed from H.B. Brights, Jr., and wife, of

record in Book 1577, page 203, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 17 and 18; thence with the line between said two lots southwardly 174.5 feet to the corner of Lots Nos. 17, 18, 36 and 37; thence with the northerly line of Lot No. 37, eastwardly lots, northwardly 176.5 feet to the southerly margin of Riverwood Drive; thence with said Drive, westwardly 75 feet to the beginning.

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BEING the same property conveyed to John D. Cline and wife Melva H. Cline, by deed from Alan R. Ascher and wife Sandra Ascher, of record in Book 4728, page 271, Register's Office for Davidson County, Tennessee. The said parties having since divorced. The said John D. Cline having quitclaimed all his right title and interest in and to the land unto Melva H. Cline by quitclaim deed of record in Book 5467, page 468, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2006 Riverwood Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, their heirs and assigns, forever. AND I, Melva H. Cline, do covenant with the said Charles E. Bayer and wife, Cynthia J. Bayer, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unemcumbered except herein set out and except for recorded easements, in particular the easement for Sanitary Sewer and/or storm drainage purposes of record in Book 4154, page 170, Register's Office for Davidson County, Tennessee.

AND I, Melva H. Cline, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Charles E. Bayer and wife, Cynthia J. Bayer, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 12th day of February, 1981.

Melva H. Cline

Melva H. Cline

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MELVA H. CLINE, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of February, 1981.

Notary Public

my commission expires: 7-18-82

97/12 103.24 - CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

37250.00- CO
96.72 CO TX
.50 PRFEE
6.00 WDEED
CHECK 103.22-
9686A02/12/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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T
IDENTIF. REFERENCE

FEB 12 2 51 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 806586