BOOK 6588 PG 663

J 1 4 9 2 4

IDENTIF. REFERENCE

JUN 21 11 02 AM '85

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON ~~XXXXXXXX~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,220.67

Crystal Baer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 19 85

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
N. Eddie Montgomery, 7003 Chadwick, Suite 140, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crystal M. Baer (NAME)	Fleet Real Estate Funding Corp. (NAME)	148-05
3761 Faulkner Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Drawer F-20 (STREET ADDRESS)	9
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Florence, S.C. 29501 (CITY) (STATE) (ZIP)	5DU-03821

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, B.B. & R. Properties, a partnership composed of Owen Bitsch and Wayne Reed

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Crystal M. Baer, unmarried

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:

Being lot No. 20 on the Plan of Hillbrook Subdivision, Section 7, of record in Book 3842, page 249, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to B. B. & R. Properties, a partnership composed of Owen Bitsch and Wayne Reed by deed from Charlene Akers, Unmarried of record in Book 5737, Page 37, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4302, page 491 said Register's Office.

This conveyance is subject to any and all existing easements of record.

Grantee herein agrees to assume an indebtedness evidenced by Deed of Trust of record in Book 5244, page 372, Register's Office for Davidson County, Tennessee in the original principal amount of $36,450.00.

This is unimproved ( ) improved (X) property, known as 3761 Faulkner Drive (House Number) (Street) Nashville, TN. 37211 (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 my hand this 20th day of June, 19 85

Wayne Reed

Owen Bitsch

PARTNERSHIP

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 6588 PAGE 669

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wayne Reed, & Owen Bitsch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be a partner in B.B. &R. Properties, the within named bargainor, a partnership, and that they as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themself as partner.

Witness my hand and seal at Office in Brentwood, this 20th day of June 19 85

My Commission Expires: March 8, 1989

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Wayne Reed and Owen Bitsch with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ 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

B.B. & R. Properties

TO

Crystal M. Baer

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
SUITE 140-70 APWICK DR.
BRENTWOOD, TN 37072

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6588 PAGE 670

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

56220.67- CAMT.
146.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 152.62-
0579A06/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1: 49 24

IDENTIF. REFERENCE

JUN 21 11 08 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 146956