Fee 12

WARRANTY DEED

FROM: Edward H. Bayers, Sr., an unmarried person, Edward H. Bayers, Jr. and wife, Beverly D. Bayers, and Perry Sanders, an unmarried person, Grantor

This instrument was prepared by:
Julian L.Bibb
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 6660 PAGE 403

TO: Robert E. Young, Trustee

Address New Owner(s) as Follows:

Robert E. Young, Trustee
5156 Granny White Pk
Nashville, TN 37220

Send Tax Bills To: Same

Map-Parcel Numbers
104-4-63

Field Book Numbers
10W-6590

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eighty Thousand Dollars ($80,000.00).

Robert E. Young
Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of September, 1985.

Cynthia R Lauer
Notary Public

My Commission Expires: 10-19-86

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Edward H. Bayers, Sr., an unmarried person, Edward H. Bayer, Jr. and wife, Beverly D. Bayers, and Perry Sanders, an unmarried person, (herein collectively referred to as "Grantor"), have bargained and sold, and by these presents do transfer and convey unto the said Robert E. Young, Trustee, Grantee, his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

37829

IDENTIFICATION REFERENCE

SEP 19 11 19 AM '85
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

Land in Davidson County, Tennessee, bing Lot No. 155 in O.B. Hayes' Plan of Small Lots, as of record in Plat Book 1, page 81 of the Chancery Court at Nashville

Said Lot No. 155 fronts 50 feet on the westerly side of 18th Avenue South, formerly Lamar Street, and runs back between parallel lines 150 feet more or less, to an alley.

Being the same properety conveyed to Perry Sanders and John Kirby by deed from David R. Vaughan and wife, Nancy F. Vaughn, of record in Book 6561, page 370, Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Perry Sanders by quitclaim deed from John Kirby of record in Book 6654, page 811, Register's Office for Davidson County, Tennessee.

Being also a portion of the same property conveyed by Perry Sanders to Edward H. Bayers, Sr. and Edward H. Bayers, Jr.

This is unimproved property, known as 915 Eighteenth Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1985 taxes, a lien but not yet due and payable.

2. Easement for ingress and egress granted to David R. Vaughn and wife, Nancy F. Vaughn as set out in warranty deed of record in Book 6561, page 370, said Register's Office

3. Applicable zoning laws and building restrictions.

4. Any portion of the premises embraced within any roadways or public thoroughfares.

5. A fence along the northwest corner which encroaches upon adjoining property.

6. Proposed access easement along southeast portion of the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 16 day of SEPT., 1985.

EDWARD H. BAYERS, SR.

EDWARD H. BAYERS, JR.

BEVERLY D. BAYERS

PERRY SANDERS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of said County and State, EDWARD H. BAYER, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 16 day of SEPT., 1985.

Jo Ann Vandergoot
Notary Public

My Commission Expires: May 13, 1989

JO ANN VANDERGOOT NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of said County and State, EDWARD H. BAYER, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 16 day of SEPT., 1985.

JoAnn Vandergoal
Notary Public

My Commission Expires: May 13, 1989

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Beverly D Bayers BAYER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 16 day of SEPT., 1985.

JoAnn Vandergoal
Notary Public

My Commission Expires: MAY 13, 1989

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of said County and State, PERRY SANDERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 16 day of SEPT., 1985.

JoAnn Vandergoal
Notary Public

My Commission Expires: MAY 13, 1989

0199B/9-16-85

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6660 PAGE 407

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

80000.CO- CAMT.
208.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 220.50-
8537A09/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37829

IDENTIFICATION REFERENCE

SEP 19 11 19 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 174227