FILE 4

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
SCOTT C. BAYER	FIRST UNION MORTGAGE CORPORATION	15DZ 54840
(NAME) 2107 Geneiva Drive	(NAME) 4300 Six Forks Road	72-8-85
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216	(STREET ADDRESS) Raleigh, N. C. 27609	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7562 PAGE 298

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS cash in hand paid by the within named Grantee , and other good and valuable considerations, the receipt of which is hereby acknowledged,

1382 06/03 0101 03CHECK 152.10

We, KEVIN C. WALKER AND WIFE, PAMELA J. WALKER,

have bargained and sold, and by these presents do transfer and convey unto the said SCOTT C. BAYER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Geneiva Heights, as of record in Plat Book 2083, page 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kevin C. Walker and wife, Pamela J. Walker, by deed from Kevin C. Walker and Pamela J. Brasher Walker, of record in Book 7199, page 301, Register's Office for Davidson County, Tennessee.

36529

IDENTIFICATION REFERENCE

JUN 3 2 26 PM '88

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (xx) property, known as 2107 Geneiva Drive
(House Number) (Street)
Nashville, TN 37216
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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.

Whenever 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 hands this 27th day of May, 19 88

Kevin C. Walker — Pamela J. Walker

Kevin C. Walker

Pamela J. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7562 PAGE 299

Personally appeared before me the undersigned, a Notary Public in and for said County and State KEVIN C. WALKER AND WIFE, PAMELA J. WALKER

the within named bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Madison, Tennessee, this 27th day of May, 19 88.

Bruce B. Barbee Notary Public

Commission expires 7-17-88

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 (or proved to me on the basis of satisfactory evidence), 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 seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 52,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 27th day of May, 19 88.

My commission expires 7-17-88 Notary Public Bruce B. Barbee

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

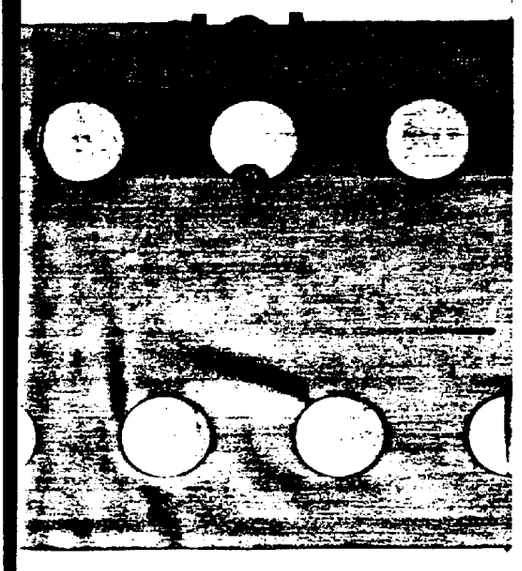
WARRANTY DEED

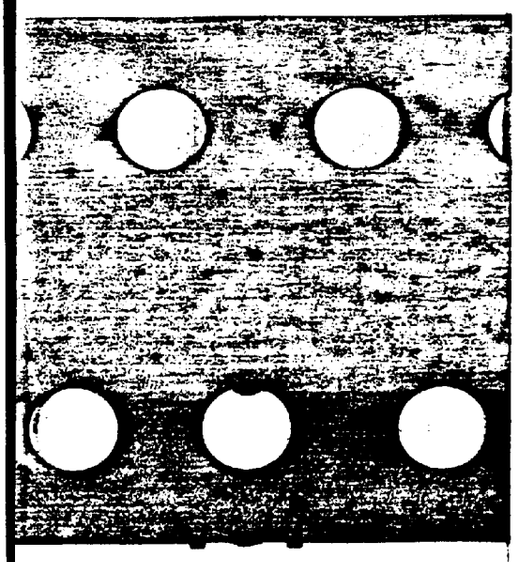
FROM
KEVIN C. WALKER ET UX

TO
SCOTT C. BAYER

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7562 PAGE 300

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 52000.00
CON TX 145.60
PRFEE 0.50
WDEED 6.00
TOTAL 152.10
CHECK 152.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1382

36529

IDENTIFICATION REFERENCE

JUN 3 2 26 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98268