PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 31088)
Dav. Co. File: Box 8

NANCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 130000.00

William T Bayer
Affiant

Sworn and subscribed before me this
11th day of September, 1991.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
William T. Bayer
401 Bowling Avenue #78
Nashville, Tn 37205

MORTGAGEE:
Leader Federal Bank for Savings
P. O. Box 2926
Memphis, Tennessee 38101-2926

MAP-PARCEL NUMBERS
104-13A-70

BOOK 8443 PAGE 492

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cecilia C. Phillips, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William T. Bayer, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Building Site No. 70 also designated as Unit No. 78 on the plan of Richmeade Place, Section IV, of record in Book 5210, page 16, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Cecilia C. Phillips by deed from Sovran Bank/Central South, formerly Commerce Union Bank, a Tennessee Banking Corporation of record in Book 7578, page 662, Register's Office for Davidson County, Tennessee

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4941, Page 637, amended in Book 5036, page 338, supplemented in Book 5019, page 946. re-recorded in Book 5039, page 256, further supplemented in Book 5094, page 473, Book 5238, page 385, Book 5408, page 210 and Book 5733, page 628, said Register's Office, and to the matters set forth in the referenced Plan of record.

47259

RECEIVED FOR RECORD
SEP 16 2 25 PM '91

1282 09/16 0101 03CHECK 488.00

This is improved property, known as: 401 Bowling Avenue #78, Nashville, Tn 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of September, 1991.

Cecilia C. Phillips
Cecilia C. Phillips

State of Tennessee
County of Davidson

On this 11th day of September, 1991, before me the undersigned authority, personally appeared Cecilia C. Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NANCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

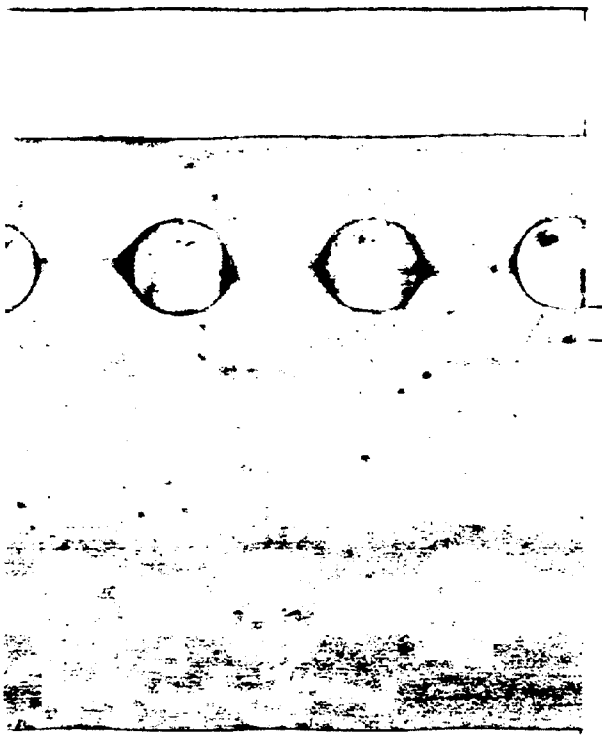
RECEIVED OF _____

FOR _____

BOOK 8443 PAGE 493

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



CAMT 130000.00
CON TX 481.00
PRFEE 1.00
WDEED 6.00
TOTAL 488.00
CHECK 488.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/16/91 01 14:27 0001 1282

4725.9

IDENTIFICATION REFERENCE

SEP 16 2 25 PM '91

No. 459515