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: 31236)
Dav. Co. File: Box 8

CY 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: $ 119500.00

Affiant

Sworn and subscribed before me this 30th day of September, 1991.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
Douglas A. Bayer
2608 Natchez Trace
Nashville, Tn 37212

MORTGAGEE:
CTX Mortgage Company
2525 Perimeter Place, Suite 201
Nashville, Tn 37214

MAP-PARCEL NUMBERS
104-15-304

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 **Victor O'Bryan and spouse, Judith O'Bryan,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Douglas A. 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 the northerly 45 feet of Lot No. 5 on the Plan of E. C. Scruggs Subdivision of Lot 33 in Belair of record in Book 547, page 143, Register's Office for said County.

SAID portion of Lot No. 5 fronts 45 Feet on the easterly margin of Natchez Trace (formerly 28th Avenue) and extends back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Victor O'Bryan by deed from The 2608 Natchez Trace Company, a partnership consisting of Van T. Irwin, Jr., etux JoAnn M. Irwin and Jeffrey K. Adkisson et us, Sharon B. Adkisson of record in Book 7218, page 624, 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..

5.1414.

IDENTIFICATION

Oct 2 11 19 AM '91

9468 10/02 0101 03CHECK 449.15

This is improved property, known as: 2608 Natchez Trace, Nashville, Tn 37212

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 30th day of September, 1991.

Victor O'Bryan

Judith O'Bryan

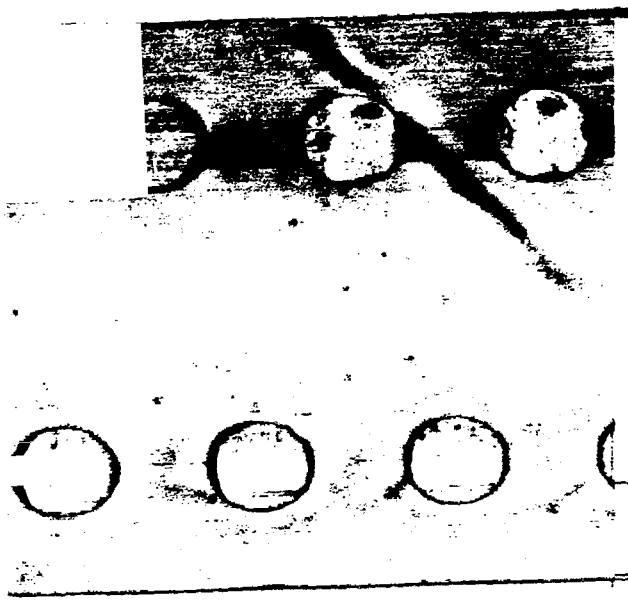
State of Tennessee
County of Davidson

On this 30th day of September, 1991, before me the undersigned authority, personally appeared Victor O'Bryan and Judith O'Bryan, 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.

CY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/92

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

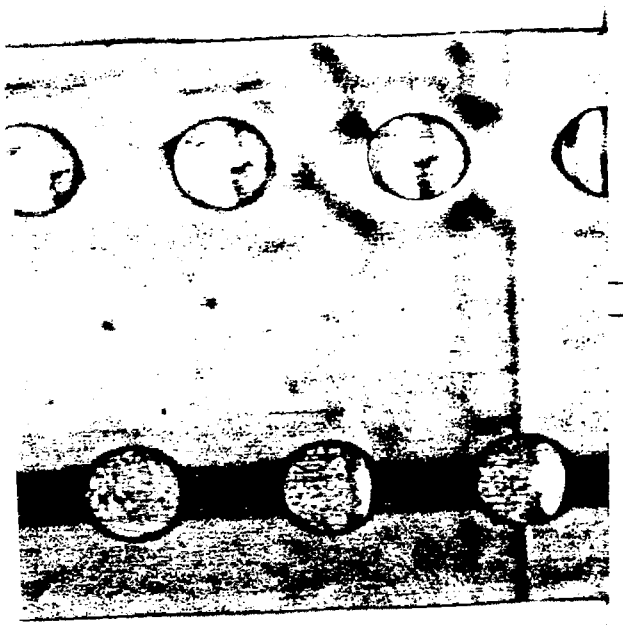
RECEIVED OF _____

FOR _____

BOOK 8455 PAGE 297

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	119500.00
CON TX	442.15
PRFEE	1.00
WDEED	6.00
TOTAL	449.15
CHECK	449.15

10/02/91 01 11:20 0001 9468

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.1414

IDENTIFI REFFRENCE

OCT 2 11 19 AM '91

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

No. 464288