THIS INSTRUMENT PREPARED BY:
BOBBY D. DAVIS, ATTORNEY
MADISON TITLE COMPANY
P. O. Box 1368
Madison, TN 37116

BOOK 8568 PAGE 795

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vernon Ivy and wife, Teatra Ivy	2107 Geneiva Drive	15DZ 54840
(NAME)	(NAME)	
2107 Geneiva Drive	Nashville, TN 372±6	72-8-85
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,*

Cash in hand paid by the Grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and agrees to assume the unpaid balance of a Deed of Trust executed by Scott C. Bayer, dated May 27, 1988, to James A. Abbott and of record in Book 7562, page 301, R.O.D.C., Tennessee to secure to First Union Mortgage Corporation in the original amount of $52,750.00, payable as set forth therein.

We, Scott C. Bayer and wife, Kim Bayer

have this day bargained and sold, and do hereby transfer and convey unto the said Vernon Ivy and wife, Teatra Ivy

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, 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 Scott C. Bayer by deed from Kevin C. Walker and wife Pamela J. Walker and of record in Book 7562, page 298, Register's Office for Davidson County, Tennessee.
And Quit Claimed to Scott C. Bayer by Dawn Lynn Bayer as per a Final Divorce Decree which will be filed simultaneously and of record in Book 8568, page 793, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,000.00

Subscribed and sworn to before me this the 24th *day of* February 1992

My commission expires: 1-22-95 *(Affix Seal)*

Affiant Scott C. Bayer

Notary Public Linda H. Gunsteens

unimproved ( )
This is improved (X) property, known as 2107 Geneiva Drive, Nashville, Tennessee
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except as set forth above. Buyer assumes responsibility for 1992 property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

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 24th *day of* February, *19* 92, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Scott C. Bayer 2-24-92

Kim Bayer 2/24/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Scott C. Bayer and Kim Bayer

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 seal at Madison, Tennessee *this* 24th *day of* February, *19* 92

Commission expires 1-22-95 Linda F. Overstreet *Notary Public*

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 seal, at office in _____, *this* _____ *day of* _____, *19*____

_____ *Notary Public*

Commission expires _____

MAIL ENV.

MAR 6 1 09 PM '92
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

90359

4127 03/06 0101 03CHECK 217.53

WARRANTY DEED

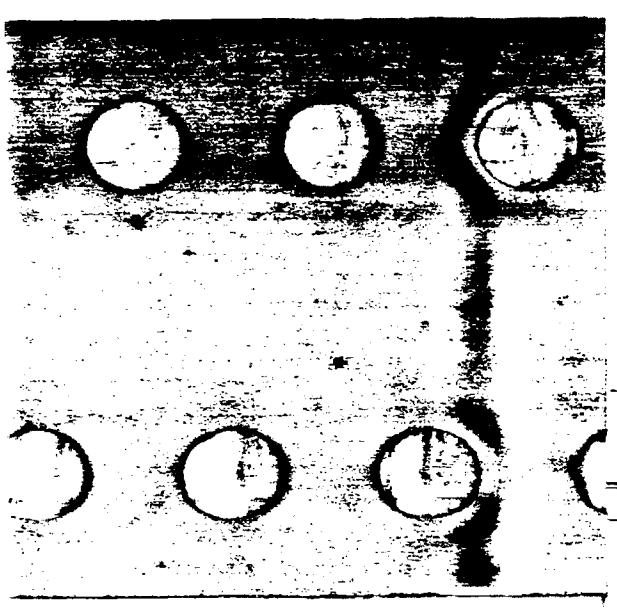
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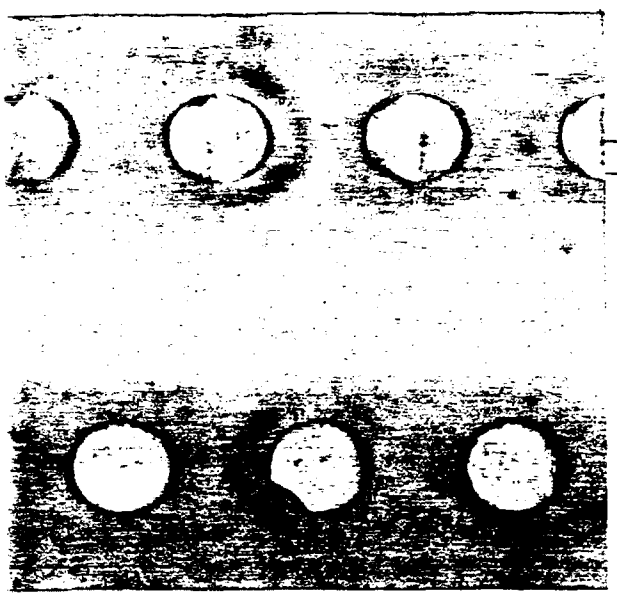
SCOTT C. BAYER AND WIFE, KIM BAYER

TO

VERNON IVY AND WIFE, TEATRA IVY

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8568 PAGE 797

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	56900.00
			CON TX	210.53
			PRFEE	1.00
			WDEED	6.00
			TOTAL	217.53
			CHECK	217.53

03/06/92 01 13:05 0001 4127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90359

IDENTIFI REFERENCE

MAR 6 1 05 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 508599