File Copy

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8694 PAGE 697

ADDRESS NEW OWNER:
Scott C. Bayer and Kimberly P. Bayer
229 Charleston Drive
Goodlettsville, TN 37072

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Investment Company
4300 E. Broad Street
Columbus, OH 43213

MAP AND PARCEL:
MAP 18-7
PARCEL 114
GO 12157

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John H. Walker and wife, Joann S. Walker, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Scott C. Bayer and wife, Kimberly P. Bayer, as tenants by the entirety , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot 64, Final Plat, Section Two, Charleston Square Subdivision, of record in Book 5200, Page 133, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to John H. Walker and wife, Joann S. Walker , by deed of record in Book 6892, Page 390, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5398, Page 674 and amended restrictive covenants in Book 5439, Page 204, said Register's Office.

This conveyance is subject to minimum building setback line and public utility and drainage easement of record in Book 5200, Page 133, said Register's Office.

This is improved property known as 229 Charleston Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Scott C. Bayer and wife, Kimberly P. Bayer, their heirs and assigns, forever; and we, John H. Walker and wife, Joann S. Walker 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of July, 1992.

John H. Walker

John H. Walker

JoAnn S. Walker

Joann S. Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John H. Walker and wife, Joann S. Walker the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of July, 1992.

Louise N. Ayres

NOTARY PUBLIC

My Commission Expires: 5/15/94

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 90,500.00.

X Scott Byrn

AFFIANT

Subscribed and sworn to before me this 31st day of July, 1992.

Louise N. Ayres

NOTARY PUBLIC

My Commission Expires: 5/15/94

3 4 2 8 4

IDENTIF. TREFERENCE

AUG 5 11 02 AM '92

FELIX A. ALLISTER
DAVIDSON COUNTY TN.

7841 08/05 0101 03CHECK 343.85

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

RECEIVED OF _____

FOR _____

BOOK 8694 PAGE 699

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	90500.00
			CON TX	334.85
			PRFEE	1.00
			WDEED	8.00
			TOTAL	343.85

CHECK 343.85
08/05/92 01 11:03 0001 7841

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34284

IDENTIF. REFERENCE

AUG 5 11 02 AM '92

DAVIDSON COUNTY TN.

No. 557659