PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 37129
Dav. Co. File: Box 8

01127228

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sherry Winn 401 Bowling Avenue, #78 Nashville, Tennessee 37205	Biltmore Mortgage Corporation 4301 Hillsboro Road, Ste 300 Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 104-13A-70

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WARRANTY DEED

3041 11/30 0101 03CHECK 700.00

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 **William T. Bayer and spouse, Carol L. Crowell-Bayer,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sherry Winn, unmarried,** 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 and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to William T. Bayer by deed from Cecilia C. Phillips, a single person,. of record in Book 8443, page 492, Register's Office for Davidson County, Tennessee.

Carol L. Crowell-Bayer, spouse of William T. Bayer, joins in this conveyance solely for the purpose of waiving any marital interest she might have in the subject property.

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 698, said Register's Office, and to the matters set forth in the referenced Plan of record.
This is improved property, known as: 401 Bowling Avenue, #78, Nashville, Tennessee 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 29th day of November, 1995.

William T. Bayer

Carol L. Crowell-Bayer

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State of Tennessee
County of Davidson

On this 29th day of November, 1995, before me the undersigned authority, personally appeared **William T. Bayer and spouse, Carol L. Crowell-Bayer**, 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.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 187000.00

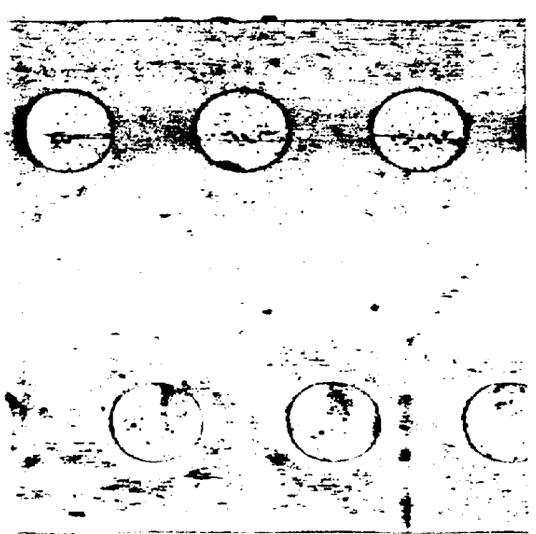
Affiant

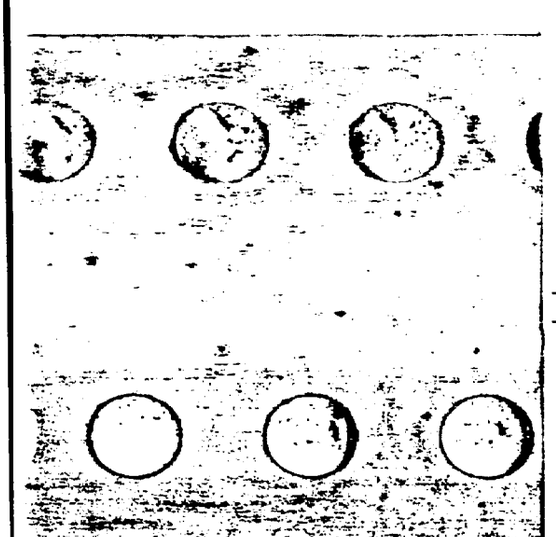
Sworn and subscribed before me on the 29th day of November, 1995.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9873 PG 49

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
187000.00
CON TX 691.90
PRFEE 1.00
WDEED 8.00
TOTAL 700.90
CHECK 700.90

11/30/95 01 10:39 0001 3041

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0127228

IDENTIFICATION REFERENCE

95 NOV 30 AM 10:37

REGISTER
DAVIDSON COUNTY, TN.

No. 981555