BOX 52

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

BOOK 9874 PG 153

W & I Ref: (kd) Title No: 37130
Dav. Co. File: ~~Box 8~~

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Fred W. Ortmann, III	FIRST TRUST MORTGAGE COMPANY P. O. BOX 17257 MEMPHIS, TN 38187-0257

TAX MAP-PARCEL NUMBERS: 104-13B-071

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 **Carol L. Crowell-Bayer and spouse, William T. Bayer,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fred W. Ortmann, III,** 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. 71 and also designated as Unit No. 79 on the plan of Richmeade Place, Section V, of record in Book 5210, Page 141, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same propery conveyed to Carol L. Crowell, now known as Carol L. Crowell-Bayer, by deed from David L. Steffy, unmarried, of record in Book 5837, Page 480, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to covenants, conditions and restrictions of record in Book 4941, Page 637, Book 5019, Page 946, Book 5036, Page 338, Book 5039, Page 256, Book 5094, Page473, Book 5238, Page 385, Book 5408, Page 210 and Book 5733, Page 628, all in said Register's Office, which set forth restrictions, assessments, liens and other matters and to which reference os hereby made for more particulars.

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

This is improved property, known as: 401 Bowling Avenue, #79, Nashville, Tennessee 37215

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.

Carol L. Crowell-Bayer William T. Bayer

State of Tennessee
County of Davidson

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

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 176500.00

Affiant

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

Notary Public

My Commission Expires: 10/1/97

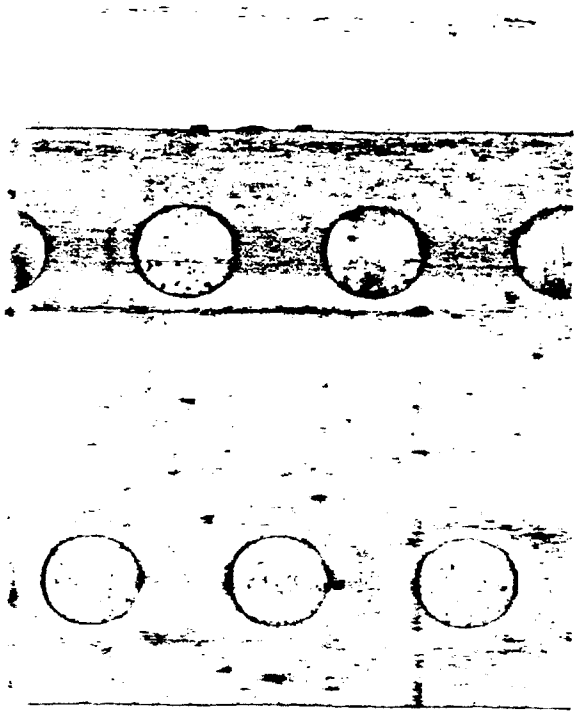
NOTARY PUBLIC AT LARGE

3325 12.00 0101 03 CHECK 662.05

95 DEC -1 AM 9:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0127540
IDENTIF. + REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9874 PG 155

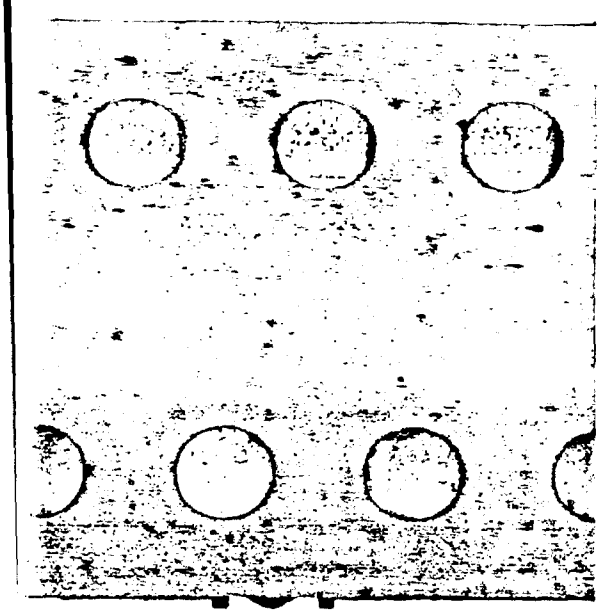
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
176500.00
CON TX 653.05
PRFEE 1.00
MTGEED 8.00
TOTAL 662.05
CHECK 662.05

12/01/95 01 09:08 0001 3385

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0127540
IDENTIF. ← REFERENCE

95 DEC -1 AM 9:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 981892