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: (mn) Title No: 37334
Dav. Co. File: Box 8

BOOK 9917 PG 675

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Linda Carroll Koch Colleen A. Koch 1003 General George Patton Road Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 142-09-D-047

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 **William J. Bayer and spouse, Annegret F. Bayer,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Linda Carroll Koch, unmarried, a 90% undivided interest and to Colleen A. Koch, unmarried, a 10% undivided interest,** 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:**

A condominium apartment in Davidson County, Tennessee, being Unit No. 1003 together with the carport designated 1003-C of River Plantation Section 6, Phase 1, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5200, page 359 and 360, Register's Office for said County, to which source reference is hereby made for more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to William J. Bayer and wife, Annegret F. Bayer by deed from William A. Headen, unmarried, of record in Book 7030, page 193, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5794, Page 526 and Book 5794, page 539, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This instrument is executed on behalf of Annegret F. Bayer by William J. Bayer as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 1003 General George Patton Road, Nashville, Tennessee 37221

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. BOOK 9917 PG 676

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 15th day of January, 1996.

William J. Bayer

Annegret F. Bayer, By: William J. Bayer, Atty-In-Fact

State of Tennessee
County of Davidson

On this 15th day of January, 1996, before me the undersigned authority, personally appeared **William J. 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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: $ 110000.00

Affiant

Sworn and subscribed before me on the 15th day of January, 1996.

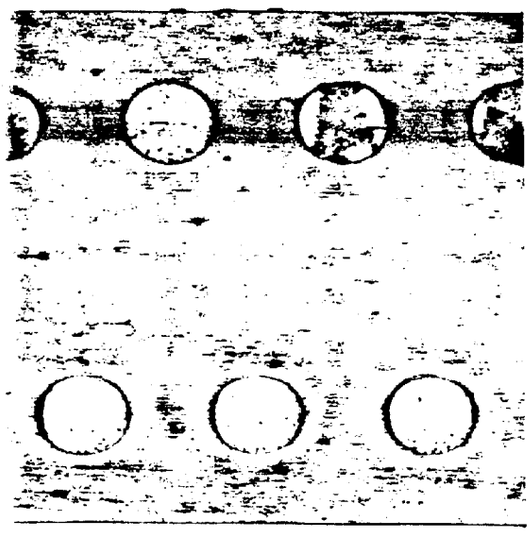
My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

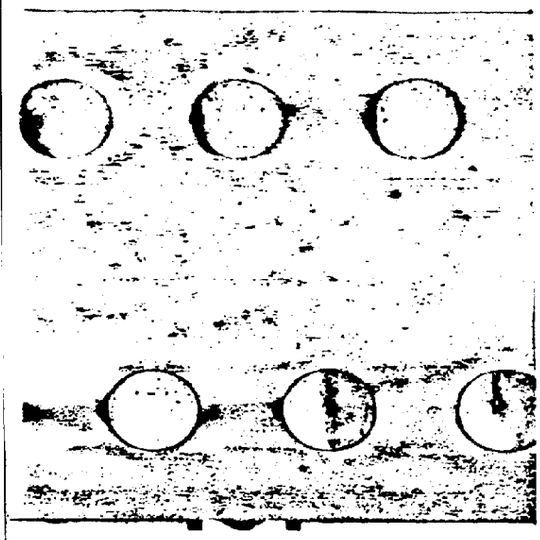
Notary Public

96 JAN 16 AM 9:56
DAVIDSON COUNTY, TN.

7747 01/16 0101 03CHECK 416.00

IDENTIFICATION REFERENCE 01408227





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9917 PG 677

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 110000.00	
			CON TX 407.00	
			PRFEE 1.00	
			MTEED 8.00	
			TOTAL 416.00	
			CHECK 416.00	
01/16/96	01		09:59 0001 7747	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0140822
IDENTIFICATION REFERENCE

96 JAN 16 AM 9:56
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 996057