STATE OF TENNESSEE 96-1385
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 19 96

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/23/98

BOOK 9966 PG 964

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis J. Fitts	Community Mortgage Corporation	18-7
(NAME)	(NAME)	
229 Charleston Drive	142 Timber Creek Drive	114
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Goodlettsville, TN 37072	Cordova, Tennessee 38018	GO 12157
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Scott C. Bayer and Kimberly P. Bayer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis J. Fitts and Rochelle E. Williamson, both unmarried

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 No. 64 on the Plan of Charleston Square Subdivision, Section Two, of record in Plat Book 5200, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Scott C. Bayer and Kimberly P. Bayer by deed from John H. Walker and wife, Joann S. Walker, filed of record in Book 8694, page 697, Register's Office for Davidson County, Tennessee.

0156460
IDENTIF. & REFERENCE

96 MAR -4 PM 2:55
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4464 03/04 0101 03CHECK 441.90

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 GRANTEES, their heirs and assigns, forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hands this 29th day of February, 19 96.

Scott C. Bayer

Kimberly P. Bayer

96-1385

BOOK 9966 PG 965

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Scott C. Bayer the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 29th day of February, 19 96.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

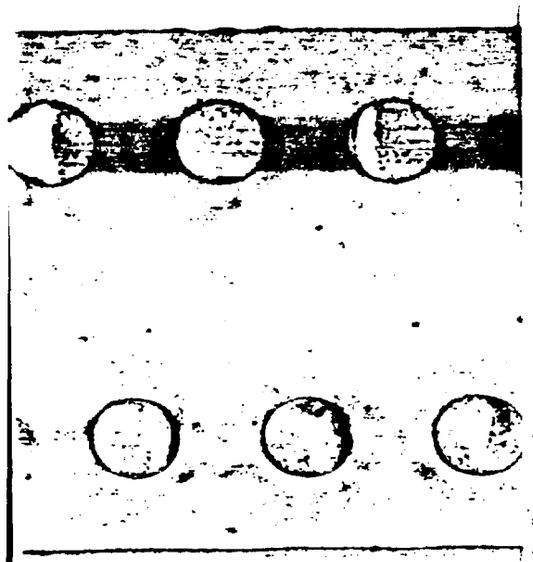
Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Scott C. Bayer and Kimberly P. Bayer

the 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 Goodlettsville Tennessee, this 29th day of February, 19 96.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree



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

RECEIVED OF _____

FOR _____

BOOK 9966 PG 966

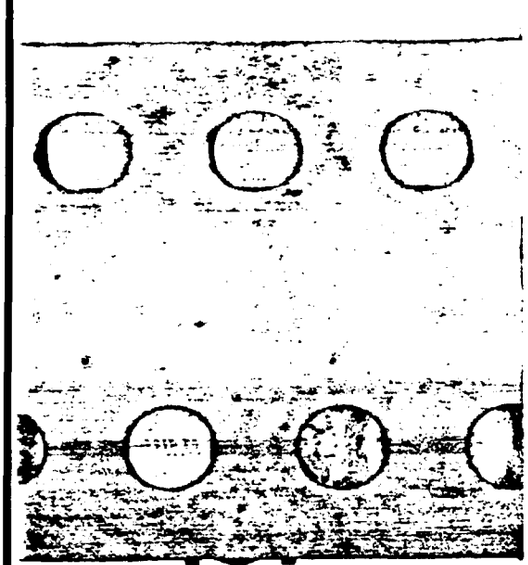
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 117000.00
CON TX 432.90
PRFEE 1.00
MDEED 8.00
TOTAL 441.90
CHECK 441.90

03/04/96 01 15:00 0001 4464

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0156460
IDENTIF. # REFERENCE

96 MAR -4 PM 2:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1012585