BOOK 10193 PG 863

FILE BOX 45

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997 (AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Edward A. Bayer (NAME) | First Investment Company (NAME) | MAP 73-1 |
| 2006 Riverwood Drive (ADDRESS) | 4300 East Broad, P. O. Box 729 (ADDRESS) | PARCEL 65 |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | Columbus, Ohio 43216 (CITY) (STATE) (ZIP) | 15DZ-36370 |

FOR AND 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, Charles E. Bayer and wife, Cynthia J. Bayer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward A. Bayer and wife, Angela C. Bayer

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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Happy Valley Section "A", not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 2, 1945, as follows:

BEGINNING on the southerly margin of Riverwood Drive, formerly Williams Ferry Road, at the northeast corner of the property conveyed to William Andrew Wells and wife, by deed from H. B. Brights, Jr., and wife, of record in Book 1577, page 203, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 17 and 18; thence with the line between said two lots southwardly 174.5 feet to the corner of Lots. Nos. 17, 18, 36, and 37; thence with the northerly line of Lot No. 37, eastwardly lots, northwardly 176.5 feet to the southerly margin of Riverwood Drive, thence with said Drive, westwardly 75 feet to the beginning.

BEING the same property conveyed to Charles E. Bayer and wife, Cynthia J. Bayer by deed from Melva H. Cline, an unmarried person, of record in Book 5710, Page 238, Register's Office for said County.

unimproved ( )
This is improved ( X ) property, known as 2006 Riverwood Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand S this 13th day of September, 19 96

Charles E. Bayer

Cynthia J. Bayer

BOOK 10193 PG 864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Bayer and wife, Cynthia J. 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 Nashville, Tennessee, this 13th day of September, 19 96.

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

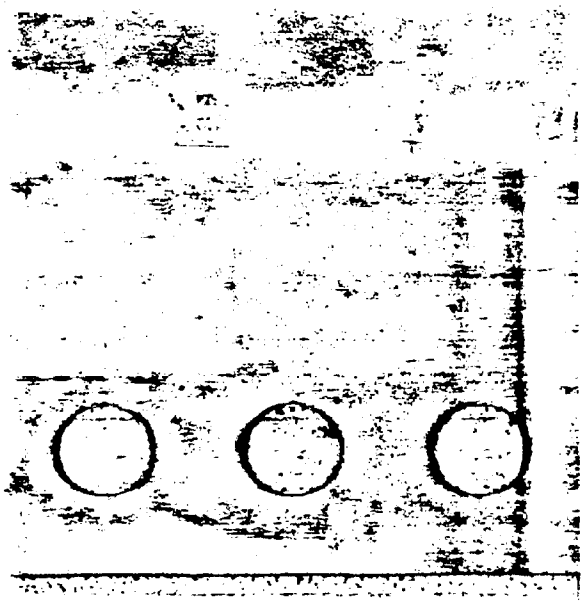
0227173

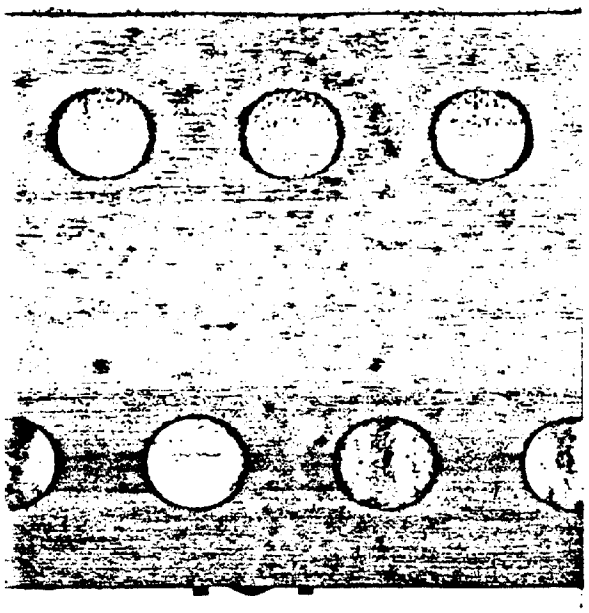
IDENTIF. & REFERENCE

96 SEP 19 PM 3:19

FELIX Z. GIBSON II REGISTER
DAVIDSON COUNTY, TN.

0528 09/19 0101 03CHECK 178-83





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

RECEIVED OF _____

FOR _____

BOOK 10193 PG 865

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | ~~45900.00~~ |
| | | | CON TX | 169.83 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 178.83 |
| | | | CHECK | 178.83 |

09/19/96 01 15:23 0001 0528

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227173
IDENTIF. ↑ REFERENCE

96 SEP 19 PM 3:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1032949