29

BOOK 10950 PG 389

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOUGLAS A. BAYER**, unmarried, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto LOWELL L. STOKES, III and wife, LeANN S. STOKES hereinafter called the Grantees, their 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 the northerly 45 feet of Lot No. 5 on the Plan of E. C. Scruggs Subdivision of Lot 33 in Belair of record in Book 547, page 143, Register's Office for said County.

Said portion of Lot No. 5 fronts 45 feet on the easterly margin of Natchez Trace (formerly 28th Avenue) and extends back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Douglas A. Bayer, a single person, by deed from Victor O'Bryan and spouse, Judith O'Bryan of record in Book 8455, page 296, said Register's Office.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; and all matters as shown on the recorded plat.

This is improved property known as: **2608 Natchez Trace, Nashville, TN 37212**

TO HAVE AND TO HOLD the same 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 and 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 hands this 27 day of APRIL, 1998

Douglas A. Bayer

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STATE OF Tennessee

COUNTY OF Davidson

On this 27th day of April, 1998, before me personally appeared Douglas A. 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 that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

SONYA R. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Sonya R. Jones
NOTARY PUBLIC

My Commission Expires:
My Commission Expires MAR. 24, 2001

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 1998, before me personally appeared _____, 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 that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

_____
NOTARY PUBLIC

My Commission Expires:

_____

* *

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 188,900.00.

Lowell L. Stokes, III
Affiant

Subscribed and sworn to before me this 27th day of May, 19 98.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:

My Commission Expires MAR. 27, 1999

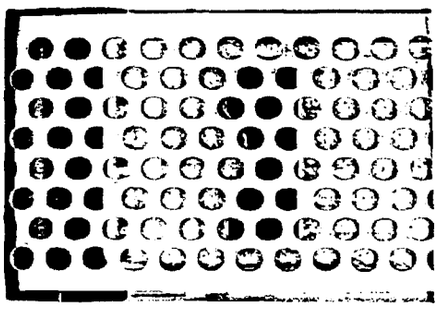
* *

ADDRESS NEW OWNER(S):	SEND TAX BILL TO:	MAP-PARCEL:
Lowell L. Stokes, III 2608 Natchez Trace Nashville, TN 37212	NationsBanc Mortgage Corp. P. O. Box 353 Louisville, KY 40201-0353	Map: 104-15 Group: Parcel: 304

98 MAY 29 AM 10:05
FELIX Z. MARTIN, JR. REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 04133296

TAX 474.75 1.01 03CHEEK



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

RECEIVED OF _____

FOR _____

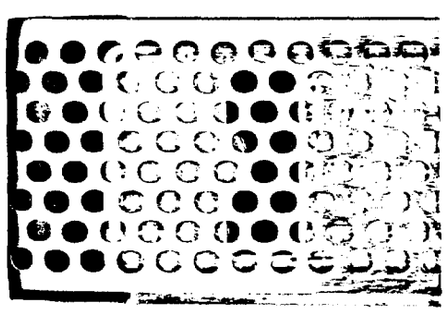
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
188700.00
CON TX 696.93
PRFEE 1.00
WDEED 8.00
TOTAL 707.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04 32 96
IDENTIF. # REFERENCE

98 MAY 29 AM 10: 05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1298956