WARRANTY DEED

BOOK 11753 PAGE 747

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 13,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF November 1999

Notary Public

MY COMMISSION EXPIRES: 11-28-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 170 Cude Lane, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tina R. Bayer	same	61-10-35
(NAME)	(NAME)	
3863 Hutson Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Robert J. Thomas, Jr., single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tina R. 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:

Property located at: 3863 Hutson Avenue, Nashville, Davidson County, State of Tennessee, 37215, AND:

Tract No. 3: Being the Southerly half (1/2) of Lot No. 185 on the plan of MAPLEWOOD HEIGHTS, Second Subdivision, a plan of which is of record in Book No. 547, pages 103-104. Said Southerly half (1/2) of lot no. 185 fronts 50 feet on the east side of Hutson Avenue and extends back between parallel lines 250 feet to a dead line, Register's Office of Davidson County, Tennessee.

Tract No. 4: Being the northerly one half (1/2) of Lot No. 185 on the Plan of MAPLEWOOD HEIGHTS, Second Subdivision, a plan of which is of record in Book 547, pages 103-104. Said Northerly one-half of said Lot No. 185 fronts 50 feet on the easterly side of Hutson Avenue and extends back between parallel lines 250 feet to a dead line, Register' Office of Davidson County, Tennessee.

Being the same property conveyed to Robert J. Thomas, Jr., single person by deed dated 07/30/98, from Elise Louise Watts, single person, filed for record on 07/31/98, in Book 11045, page 669, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements;

CONTINUED

unimproved ( )
This is improved (X) property, known as 3863 Hutson Ave, Nashville, Tennessee 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 my hand this 12th day of November 1999

Robert J. Thomas, Jr.

11/30/99 0101 03CHECK 60.95

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 Robert J. Thomas, Jr., single

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my ~~hand and~~ official seal at Madison, Tennessee, this 12th day of November, 1999.

Commission expires 11-28-01

Notary Public

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 _____ .

My commission expires _____

_____
Notary Public

0990
3 | 4
REFERENCE
AON 66
23 AM 11:40
REGISTER
COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0660314

IDENTIFICATION REFERENCE

99 NOV 23 AM 11:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	13500.00
CON TX	49.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	60.95
CHECK	60.95

11/23/99 01 11:42 0001 4416

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542054