WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

X Alver D Auberry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

Instr:200008010075971 Page: 1 OF 2
REC'D FOR REC 08/01/2000 2:16:16PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $314.50

G-5063-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alver D. Auberry (NAME)	RIGHT MORTGAGE COMPANY (NAME)	MAP 73-1
2006 Riverwood Drive (ADDRESS)	106B West Hill Drive (ADDRESS)	PARCEL 65
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (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, Edward A. Bayer and wife, Angela C. Bayer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alver D. Auberry and wife, Tracie L. Auberry

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 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 covneyed to Edward A. Bayer and wife, Angela C. Bayer, by deed from Charles E. Bayer and wife, Cynthia J. Bayer, of record in Book 10196, page 863, Register's Office for Davidson County, Tennessee.

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 31st day of July, 2000

X Edward A Bayer
Edward A. Bayer

X Angela C. Bayer
Angela C. Bayer

DCTN01WC

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 Edward A. Bayer and wife, Angela C. 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 31st day of July 2000

Commission expires 10-25-03

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