STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___.

_____
Notary Public

My commission expires:

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

_____
Notary Public

My commission expires:

WARRANTY DEED
REF

From
RONALD W. BAILEY and wife,

To
JAMES R. ELLIS and wife.

40697

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 7 4 16 PM '64

NOTED: BOOK 109 PAGE 457
RECORDING FEE $ 2.00
DEP. REG. M.

STATE TAX $ 2.10
PROBATE 50
TOTAL $ 2.60

JUL 6 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 7 1964

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

File: Real Deed

WARRANTY DEED TTC 171570

READ E. FOLK, JR., FORM

For and in consideration of the sum of TEN * DOLLARS ($ 10.00),
and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated February 17, 1964, in the original principal sum of $13,250.00, payable to United Mortgagee Servicing Corporation in monthly installments of $73.27, including interest at 5¼% per annum, said note being secured by a deed of trust executed by Ronald W. Bailey and wife, to Percy Wilkins, Jr., Trustee, of record in Book 3719, page 155, Register's Office for Davidson County.

RONALD W. BAILEY and wife, LINDA C. BAILEY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES R. ELLIS and wife, ANNE PRICE ELLIS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 128 on the Plan of Horton Heights, Section 6, as of record in Book 2133, page 24, Register's Office for said County, as follows:

Beginning at a point in the northeasterly margin of Brook Hollow Road, at the corner of Lots 127 and 128; thence with the line between said lots, northeasterly 139 feet to a corner of Lot 129; thence with the line between Lots 128 and 129, southeasterly 140 feet to a point in the north margin of Fleetwood Drive; thence with the margin of the same, southwesterly 114.1 feet to the beginning of a curve; thence around said curve, northwesterly 41.8 feet to a point in the northeasterly margin of Brook Hollow Road; thence with the margin of the same, northwesterly 117.4 feet to the beginning.

Being the same property conveyed to Ronald W. Bailey and wife, Linda C. Bailey, by deed from Philip N. Brownstein, Federal Housing Commissioner, in Book 3679, page 561, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above, and for 1964 taxes which have been assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 30th day of June, 1964

Linda C. Bailey (signature)
Linda C. Bailey

Ronald W. Bailey (signature)
Ronald W. Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ronald W. Bailey and wife, Linda C. Bailey

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 30th day of June, 1964.

(signature)
Notary Public

My commission expires: March 4, 1967