# WARRANTY DEED

BOOK 3827 PAGE 659

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Fred & Helen Bains | ~~XXXX~~ United Mortgagee Servicing Corp. | 15D-13520 |
| (NAME:) | | |
| 1206 Kenmore Place | 3200 Pacific Avenue | Map 72-6 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Virginia Beach, Virginia | Par. 341 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | M.O. |

*For and in Consideration of the sum of* ----------

TEN and no/100 ($10.00) ---------- *DOLLARS*

cash and other good and valuable considerations paid, the receipt of which are hereby acknowledged,

we, Billy G. Gregory and wife, Estelle A. Gregory,

*have bargained and sold, and by these presents do transfer and convey unto the said* Fred L. Bains and wife, Helen Bains. (Fred Bains and Fred L. Bains are one and the same person.) 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 the southerly part of Lot No. 81 on the Map of Kenmore Place, as of record in Book 332, pages 32 and 33, Register's Office for said County, and described as follows:

BEGINNING on the easterly margin of Foster Street, said point being 150 feet south of the southerly margin of Warner Avenue; thence with the easterly margin of Foster Street, southerly 102 feet to the corner of Lots 81 and 42; thence with the line between said two lots, eastwardly 111.7 feet to the common corner of Lots 42, 43, 80 and 81; thence with the line between Lots 80 and 81, northwardly 100 feet to a point, 150 feet south of the southerly margin of Warner Avenue; thence westwardly 100 feet more or less to the beginning.

Being the same property conveyed to Billy G. Gregory and wife, Estelle A. Gregory, by deed from John B. Gibbs and wife, as of record in Book 2638, page 529, said Register's Office.

1964 taxes pro-rated.

This is improved (X) unimproved ( ) property, known as 1206 Kenmore Place, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Fred L. Bains and wife, Helen Bains, *their heirs and assigns, forever.*

*And* we *do covenant with the said* Fred L. Bains and wife, Helen Bains, *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.*

*And* we, Billy G. Gregory and wife, Estelle A. Gregory, *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.*

*Witness* our *hand* s *this* 29 *day of* October, *19* 64., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Billy G. Gregory

Mrs. Estelle A. Gregory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. W. Carney, a Notary Public in and for said County and State, the within named Billy G. Gregory and wife, Estelle A. Gregory,

the bargainor, 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 29 day of October, 19 64.

L. W. Carney, Notary Public.

Commission Expires February 16, 1965.

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STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, 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 ; this day of , 19 .

, Notary Public.

Commission Expires .

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission Expires .

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# WARRANTY DEED

FROM

BILLY G. GREGORY, et ux

TO

FRED L. BAINS, et ux





SEDDON & WILKINS, ATTORNEYS
480 JAMES ROBERTSON PARKWAY
P. O. BOX 5122
NASHVILLE, TENNESSEE 37201

FILE: ROW 1 BOX 8

Compliments of

**Guaranty Title Company**
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Andrew D. Tanner

56597

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 30 · 3 22 PM '64

NOTED: BOOK 110 PAGE 430
RECORDING FEE $ 2.00
DEP. REG. 2

STATE TAX $ 17.25
PROBATE .50
TOTAL $ 17.75

OCT 30 1964

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

PAID OCT 30 1964

CT