WARRANTY DEED

BOOK 4211 PAGE 751

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornelius E. Bailey, et ux	Same	Map 107
(NAME:)	(NAME:)	P/O Par. 24
923 Vernon Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37203		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Four Thousand and 00/100 (4,000.00)-----

----------*DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, I, ELLA C. DARDEN,

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201

have bargained and sold, and by these presents do transfer and convey unto the said Cornelius E. Bailey and wife, Esther Bailey, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Located in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 2, partition of the land of Thomas Poole, deceased, of record in Book 16, page 103, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING in the easterly margin of Massman Drive, which beginning point is south 13° 30' east 318 feet from the southerly margin of Interstate 40; thence south 17° 30' east 185.25 feet; thence south 86° 40' east 659.8 feet to the westerly margin of the resubdivision of Bel Air Section I, of record in Book 3106, page 89, Register's Office for Davidson County, Tennessee; thence with the westerly margin of said subdivision north 24° 28' west 266.9 feet, being the northeast corner of the tract herein conveyed; thence south 87° 20' west 604.4 feet to the beginning, containing 3.03 acres.

Being part of the same property conveyed to ELLA C. DARDEN, unmarried, by deed from L. R. Campbell, of record in Book 841, page 227, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,000.00

Subscribed and sworn to before me, this the 24 day of January 19 68

Cornelius E Bailey Sr
Affiant

My commission expires: 11-23-69
(Affix Seal)

Eunice Miller
Notary Public

As part of the consideration for this Deed, Grantees do hereby give and grant to Grantor the option to purchase from them the hereinafter described part of the tract herein conveyed, for the sum of One Dollar ($1.00), whenver the applicable authorities permit the erection of residences on one-acre tracts on the contiguous property owned by Grantor. Said tract is more particularly described as follows:

BEGINNING at a point in the southwesterly margin of said tract, being 236.64 feet east of Massman Drive; thence south 86° 40' east 423.16 feet to the westerly margin of the resubdivision of Bel Air Section I, of record in Book 3106, page 89, Register's Office for Davidson County, Tennessee; thence with the westerly margin of said subdivision north 24° 28' west 266.9 feet, being the northeast corner of said tract; thence south 87° 20' west 375.61 feet to a point in the northwesterly margin of said tract; thence south 17° 30' east 212.21 feet to the point of beginning, and containing 2.02 acres, more or less.

unimproved (X) This is improved ( ) property, known as ..... Massman Drive, 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 Cornelius E. Bailey, and wife, Esther Bailey, their *heirs and assigns, forever.*

And I *do covenant with the said* grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* Taxes for 1968 will be prorated and assumed by grantees.

And I, Ella C. Darden, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Cornelius E. Bailey and wife, Esther Bailey, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 31 *day of* January, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ella C. Darden
Ella C. Darden

Cornelius E. Bailey
Cornelius E. Bailey

Esther Bailey
Esther Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Ella C. Darden, Cornelius E. Bailey and Esther Bailey

the bargainors, 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 31 day of January, 1968.

Florence E. Barnes, Notary Public.

Commission Expires Aug 5, 1968.

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 .....

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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STATE TAX $ 10.40
PROBATE .50
TOTAL $ 10.90

FEB 14 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

File G. W. Allen & Co. Inc.

05797

WARRANTY DEED

FROM

ELLA C. DARDEN

TO

CORNELIUS E. BAILEY, ET UX

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 14 11 07 AM '68

NOTED: BOOK 118 PAGE 266
RECORDING FEE $ 6.00
DEP. REG. R

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE