PREPARED BY:
O. B. Hofstetter, Jr., Atty.
Nashville, Tennessee

WARRANTY DEED

BOOK 4391 PAGE 212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David B. Bailey, et ux	Kimbrough-Kavanaugh & Assoc.	2D 15651
(NAME)	(NAME)	
4669 Fanning Drive	416 Union Street	Map 148-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 140
Antioch, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fourteen Thousand Four Hundred and 39/100 ($14,400.39) ---------- *Dollars,* of which Two Thousand Eight Hundred Dollars ($2,800.00) has been paid in cash, and for the balance of which, grantees assume and agree to pay the balance of a promissory note dated July 31, 1967, executed by grantors to Kimbrough-Kavanaugh and Associates, payable $71.95 per month; said payments include principal and interest at the rate of 6% per annum. Said note is secured by Deed of Trust of record in Book 4157, page 221, Register's Office for Davidson County, Tennessee, Balance of said note being $11,600.39.

ROY L. TUNE and wife, GAIL TUNE,

have this day bargained and sold, and do hereby transfer and convey unto the said DAVID B. BAILEY and wife, MARTHA BAILEY, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 145 on the Plan of Hazelwood, Section 6, of record in Book 3842, page 103, Register's Office for Davidson County, Tennessee. Said Lot No. 145 fronts 74.1 feet on the westerly margin of Fanning Drive and runs back between lines measuring 121.65 feet on the northerly side and 151.37 feet on the southerly side to a broken line in the rear on which it measures 79.73 feet.

Being the same property conveyed to Roy L. Tune, et ux, by deed from R. B. Woodroof, et ux, of record in Book 4157, page 220, Register's Office for said County.

Said property is conveyed subject to easements and public utilities as shown on plan of record in Book 3842, page 103, Register's Office for said County; and subject to restrictive covenants contained in an instrument of record in Book 3957, page 552, and made applicable to premises by instrument of record in Book 4086, page 27, 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 $ 14,400.39

Subscribed and sworn to before me, this the 9th day of January 19 70

Affiant

My commission expires: 2/1/72 (Affix Seal)

Notary Public

This is (unimproved ( ) improved (X)) property, known as 4669 Fanning Drive, Antioch, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said David B. Bailey and wife, Martha Bailey, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered* except as hereinabove set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* David B. Bailey and Wife, Martha Bailey, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 9th *day of* January, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roy L. Tune

Gail Tune

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ethelyne Turrentine, *a Notary Public in and for said County and State,* ROY L. TUNE AND WIFE, GAIL TUNE

*the within named 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* 9th *day of* January, *19*70

Ethelyne Turrentine *Notary Public*

Commission expires 2/1/72

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.....

Title # 26377

WARRANTY DEED

FROM

ROY L. TUNE, ET UX

TO

DAVID B. BAILEY, ET UX

A 65775

IDENTIF. REFERENCE

JAN 12 3 24 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

TURRENTINE REALTY CO

JAN 12 70	CONV	14,400.00			
JAN 12 70	S'TAX		B*	37.44	
JAN 12 70	PR'FEE		B*	.50	
JAN 12 70	W'DEED		B*	3.00	* 40.94

Consideration — 14,400.39
Recording — 40.94