(This instrument was prepared by James A. Lesemann Attorney at Law,
James A. Lesemann
320 Gallatin Road, Madison, Tennessee 37115.)

WARRANTY DEED

BOOK 4396 PAGE 1

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl G. Bailey	(same)	11 D 42431
(NAME:) 348 Rt. 1 Sun Valley Dr.	(NAME:)	
(STREET ADDRESS OR ROUTE NUMBER) Madison Tenn	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) ---- *DOLLARS* cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, JAMES W. BLAIR AND WIFE, BETTY E. BLAIR, hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ CARL G. BAILEY AND WIFE, JANIS M. BAILEY,
herein 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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 46 on the Plan of Ozark Hills, as of record in Book 3700, page 20, Register's Office for said County.

Said Lot No. 46 fronts 114 feet on the easterly side of Sylvania Drive, and extends back 391.15 feet on the northerly line and 229.62 feet on the southerly line, to a broken line in the rear on which it measures 243.5 feet.

This conveyance is made subject to restrictive covenants of record in Book 3920, page 37; setback line and easements as shown on Plan of record in Book 3700, page 20; all in said Register's Office.

unimproved (X) / This is improved ( ) property, known as Sylvania Drive, Madison, 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 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,* except as stated herein.

And we, the said grantors, *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 *hands this* 22nd *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.*

James W Blair
(James W. Blair)

Betty E Blair
(Betty E. Blair)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned
for said County and State, James W. Blair and wife, Betty E. Blair,
the within named 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 Madison
this 3rd day of January 19 70 Tennessee.

Commission expires May 21, 1973 Mrs. E.D. Martin Notary Public

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.....

FEB-5¢ CONV *4,750.00
FEB-5¢ TAX B* 12.22
FEB-5¢ PRFEE B* .50
FEB-5¢ WDEED B* 3.00 * 15.72

Witness my hand and seal, this.....day of....., 19.....

Commission expires.....

.....Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $4,750.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

James W Blair
Affiant

Subscribed and sworn to before me this the 2nd day of Jan 19 70

Mrs. E. D. Martin
Notary Public

Commission Expires:
May 21, 1973

WARRANTY DEED
FROM
JAMES W. BLAIR ET UX
TO
CARL G. BAILEY ET UX

A 67838

[IDENTIF. REFERENCE]

FEB 5 10 12 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee