TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jimmy A. Bayless, et ux (NAME)	Lovell & Malone, Inc. (NAME)	Map 61-03
905 Malquin Drive (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Par. 130
Nashville, Tenn., 37216 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	BOOK 1463 PAGE 934

For and in consideration of the sum of --$10.00-- --Ten & No/100---------- DOLLARS

cash in hand paid by Jimmy A. Bayless, et ux Patricia Shephard Bayless,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

James G. McNeese and wife, Brenda Ann McNeese,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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 Davidson County, Tennessee, being Lot No. 12 of Block "K" on the plan of Broadmoor, Sedtion 2, as of record in Book 547, page 174, Register's Office for said County.

Said Lot No. 12 fronts 73.6 feet on the northerly side of Malquin Drive and runs back 155 feet on the easterly line and 157.1 feet on the westerly line to a dead line, measuring 46.3 feet thereon.

Being the same property conveyed to James G. McNeese and wife, Brenda Ann McNeese by deed from J. M. Foster and wife, Polly T. Foster of record in Book 4183, page 993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the balance due under a deed of trust as of record in Book 3176, page 551, Register's Office for Davidson County. A settlemen in full has been received for the escrow account with this obligation.

unimproved ( )
This is improved (X) property, known as 905 Malquin Drive, (House Number) (Street) Nashville, Tenn., 37216 (P. O. Address: City or Town) (Postal Zone)

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, unless otherwise herein set out. And we 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.

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.

Witness our hands this 18th. day of November, 19 70.

James G. McNeese

Brenda Ann McNeese

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, JAMES M. FOSTER, a Notary Public in and for said County and State, the within named JAMES G. McNEESE AND WIFE, BRENDA ANN McNEESE, the bargainors, 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 NASHVILLE, Tennessee, this 18th. day of November, 19 70.

James M. Foster

Commission expires Dec. 21, 1971 Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
James G. McNeese and wife, Brenda Ann McNeese

To
Jimmy A. Bayless, et ux

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $ 11,250.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 22nd day of Dec. 1970

My commission expired

PUT REVENUE STAMPS HERE

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

Prepared by C. E. Wrenn
601 Stahlman Bldg.

A 98026

IDENTIF. REFERENCE

DEC 2 11 58 AM '70

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

DEC-2°	CONV	11,250.00				
DEC-2°S'TAX			A*	29.12		
DEC-2°PR'FEE			A*	.50		
DEC-2°	W'DEED		A*	3.00	*	32.62

Mail Jno. B. Burkett
3501 Baxter Ave
Nashville, Tenn