B 2 6 0 2 4

BOOK 4527 PAGE 175

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF Aug. 19 71.

Notary Public

MY COMMISSION EXPIRES: 11 May 1974

(AFFIX SEAL)

IDENTIF. REFERENCE

AUG 9 11 16 AM '71

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Ben H. Cantrell, 711 J.C. Bradford Bldg., Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Bayne, Sr. & wife, Carrie H. Bayne	(NAME)	Map 17
Rt 3 - Goodlettsville Co	(STREET ADDRESS)	Pcl. 166
Goodlettsville Tenn 37072	(CITY) (STATE) (ZIP)	
(STREET ADDRESS OR ROUTE NUMBER) (CITY) (STATE) (P. O. ZIP)		

mail to

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WAYNE H. JUSTICE and wife, PATRICIA A. JUSTICE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. BAYNE and wife, CARRIE H. BAYNE

HEREINAFTER 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 10th Civil District of said County and State, described according to a survey made by Ralph W. C. Lambert, Surveyor, on March 20, 1971, as follows:

BEGINNING at a monument in the northerly margin of Union Hill Road in the east line of the property conveyed to Wayne Justice by deed from William H. Epps and wife, Christine K. Epps, of record in Book 4174, Page 866, Registers Office for Davidson County, Tennessee; thence North 82° 40' West 100 feet to an iron pin, thence South 08° 06' West 427.65 feet to an iron pin, thence South 36° West 259.8 feet to an iron pin, thence South 31° 40' East 217.6 feet to an iron pin, thence North 27° East 172.0 feet to an iron pin, thence North 24° 20' East 95.5 feet to an iron pin, thence North 21° 34' East 239.0 feet to an iron pin, thence North 66° 20' West 84.0 feet to an iron pin, thence North 13° 06' East 316.5 feet to a monument, the point of beginning, containing 2.0 acres more or less.

BEING part of the same property conveyed to Wayne Justice by deed from William H. Epps and wife, Christine K. Epps of record in Book 4174, Page 866, Registers Office for Davidson County, Tennessee.

unimproved XXX
This is improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 4th day of August, 19 71

Wayne H. Justice

Patricia A. Justice

STATE OF TENNESSEE
Davidson County

BOOK 1527 PAGE 176

Personally appeared before me, Ollie T Faith, a Notary Public in and for said County and State, the within named Wayne A. Justice and wife Patricia A. Justice

the 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 4th day of August 1971

Commission expires 11 May 1974

Ollie T Faith
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
WAYNE H. JUSTICE
and wife,
PATRICIA A. JUSTICE

TO
JAMES A. BAYNE, SR.
and wife,
CARRIE H. BAYNE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-9?-	CONV	*1,000.00			
AUG-9?-	STAX		A*	2.60	
AUG-9?-	PREEE		A*	.50	
AUG-9?-	WDEED		A*	4.00	* 7.10