BOOK 4545 PAGE 430 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24 088.95

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF OCT. 19 71.

Notary Public

MY COMMISSION EXPIRES: Dec 21 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CAESAR E. URRUTIA (NAME) 1623 PARKWAY TOWERS, NASHVILLE, TENNESSEE 37219 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Douglas Bailey (NAME)	KIMBROUGH-KAVANAUGH & ASSOCIATES (NAME)	11D 6725
1305 Coreland Dr (STREET ADDRESS OR ROUTE NUMBER)	404 JAMES ROBERTSON PARKWAY (STREET ADDRESS)	MAP 51-12
Madison Tenn 37115 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	PAR. 50

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, WALLACE C. DODD AND WIFE, VIRGINIA C. DODD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEITH DOUGLAS BAILEY AND WIFE, MAXINE BAILEY

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 DAVIDSON COUNTY, TENNESSEE, BEING A TRACT OF LAND IN THE 11th. FORMERLY 19th. CIVIL DISTRICT, BEING PART OF LOT NO. 3 ON THE PLAN OF THE LANDS OF N. O. LOVE, DECEASED, AS OF RECORD IN MINUTE BOOK 7, PAGE 176, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF CORELAND DRIVE AT THE SOUTHWEST CORNER OF LOT NO. 39, ON THE PLAN OF MORNINGSIDE HEIGHTS, SECTION 1, OF RECORD IN BOOK 1130, PAGE 76; THENCE WITH THE SOUTH LINE OF SAID LOT NO. 39, SOUTH 74 DEG. 09' EAST 136 FEET TO A POINT; THENCE SOUTH 10 DEG. 30' WEST 165 FEET MORE OR LESS TO THE NORTHERLY MARGIN OF CORELAND DRIVE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 95 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHWESTERLY ON A RADIUS OF 30 FEET, A DISTANCE OF 42 FEET TO A POINT IN THE EASTERLY MARGIN OF CORELAND DRIVE; THENCE WITH THE MARGIN OF SAME, NORTH 5 DEG. 41' EAST 143.2 FEET TO THE BEGINNING.

THIS CONVEYANCE SUBJECT TO GRANTEES ASSUMING AND AGREE TO PAY THE BALANCE OF AN INDEBTEDNESS IN THE AMOUNT OF $17,508.95 WHICH IS SECURED BY DEED OF TRUST OF RECORD IN BOOK 3958, PAGE 685, REGISTER's OFFICE DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WALLACE C. DODD AND WIFE, VIRGINIA C. DODD, BY DEED FROM JAMES P. FOSTER AND WIFE, MARY D. FOSTER, AS OF RECORD IN BOOK 4172, PAGE %$, REGISTER's OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1305 CORELAND DRIVE, NASHVILLE, TENNESSEE
(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 hand's this 6th day of OCTOBER, 19 71

Wallace C. Dodd

Virginia C. Dodd

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jeanne M. Foster, a Notary Public in and for said County and State, the within named WALLACE C. DODD AND WIFE, VIRGINIA C. DODD

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 6th day of OCTOBER 19 71.

Commission expires Dec 21, 1971

Jeanne M. Foster
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 WALLACE C. DODD AND WIFE, VIRGINIA C. DODD

TO KEITH DOUGLAS BAILEY ET UX

B 34474

IDENTIF. REFERENCE

OCT 15 3 20 PM '71

FELIX WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

OCT 15		CONV	24,008.95			
OCT 15	S TAX			A*	62.40	
OCT 15	PR FEE			A*	.50	
OCT 15		W DEED		A*	4.00	* 66.90

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.