WARRANTY DEED

BOOK 4545 PAGE 957

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Cornelius E. Bailey, Jr. (NAME)	Same (NAME)	Map 107
914 Massman Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Par. 68
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	P/O

For and in Consideration of the sum of TEN AND 00/100 (10.00)----------

---------- *DOLLARS*
cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 5,600. Affiant Cresa L. Bailey
Subscribed and sworn to before me this 19th day of October 1971

Deputy Register J. Head

I, ELLA C. DARDEN,

/ *have bargained and sold, and by these presents do transfer and convey unto the said* CORNELIUS E. BAILEY, JR. and wife, CRESA L. BAILEY, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Located in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 2, partition of the land of Thomas Poole, deceased, of record in Book 16, page 103, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the easterly margin of Massman Drive, being the southwest corner of a tract described in the deed of correction conveyed by the Grantor to Cornelius E. Bailey, et ux, of record in Book ____, page ____, Register's Office for Davidson County, Tennessee; thence with the southerly boundary of said tract, south 86° 40' east 659.2 feet to a point in the westerly margin of the resubdivision of Bel Air, Section 1, of record in Book 3106, page 89, said Register's Office; being the southeast corner of said Bailey tract; thence with the westerly margin of said subdivision south 24° 28' east 57.7 feet to a point; thence north 85° 10' west 638.79 feet to a point in the easterly margin of Massman Drive; thence with the same, north 17° 30' west 152.92 feet to the point of beginning.

Being part of the same property conveyed to Ella C. Darden, unmarried, by deed from L. R. Campbell, of record in Book 841, page 227, 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 $ _____

Subscribed and sworn to before me, this the _____ day of _____ Affiant

September 1971

My commission expires: _____ (Affix Seal) _____ Notary Public

As part of the consideration for this deed, Grantees do hereby give and grant to Grantor, her heirs and assigns, the option to purchase from them the hereinafter described part of the tract herein conveyed, for the sum of One Dollar ($1.00), whenever the applicable authorities permit the erection of residences on one-acre tracts, or less, in this area.

BEGINNING at a point in the northerly margin of the tract herein conveyed, 236.64 feet east of Massman Drive; thence south 86° 40' east 423.16 feet to a point in the westerly margin of the resubdivision of Bel Air, Section 1, of record in Book 3106, page 89, Register's Office for Davidson County, Tennessee; thence with the westerly boundary of said subdivision, south 24° 28' east 57.7 feet to a point; thence north 85° 10' west 412.23 feet to a point; thence north 17° 30' west 118.22 feet to the point of beginning.

B 3 4 7 0 2

IDENTIF. REFERENCE

OCT 19 10 13 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved (X)
This is improved ( ) property, known as Massman Drive, Nashville, 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 Cornelius E. Bailey, Jr. and wife, Cresa L. Bailey, their *heirs and assigns, forever.*

And I *do covenant with the said* grantees, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Ella C. Darden, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Cornelius E. Bailey, Jr. and wife, Cresa L. Bailey, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 7th *day of* ~~November~~ October, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ella C. Darden
Ella C. Darden

Cornelius E. Bailey, Jr.
Cornelius E. Bailey, Jr.

Cresa L. Bailey
Cresa L. Bailey

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ella C. Darden, Cornelius E. Bailey, Jr. and Cresa L. Bailey

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 7th day of ~~September~~ October, 19 71.

Cecelia M. Adkins, Notary Public.

Commission Expires August 4, 1973.

STATE OF Tennessee
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., 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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

FROM

ELLA C. DARDEN

TO

CORNELIUS E. BAILEY, JR.,

ET UX

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

OCT 195 COMM

OCT 195 STAX *5,000.00

OCT 195 PRFEE A* 13.00

A* .50

OCT 195 RDEED A* 8.00

* 21.50

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