BOOK 4578 PAGE 837

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Dr. Pedro J. Perales etux	Same	11D-78285
(NAME) 832 Berwick Trail	(NAME) Same	Map 52-6
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee (CITY) (STATE) (ZIP CODE)	(STREET ADDRESS) Same (CITY) (STATE) (ZIP CODE)	Par. 40

WARRANTY DEED

For and in consideration of the sum of Fifty Four Thousand Five Hundred and No/100 DOLLARS

Dr. Keith D. Bailey and wife, Maxine B. Bailey

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $54,500.00. Affiant

Subscribed and sworn to before me this 24th day of Feb. 1972

Deputy Register O.D. Williams

have bargained and sold, and by these presents do transfer and convey unto the said Dr. Pedro J. Perales and Wife, Maggie Sue Perales

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 9 on the Plan of Candace Heights, as of record in Book 2330, page 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 196.4 feet on the southerly side of Berwick Trail and runs back between lines, 440 feet on the west line and 474.6 feet on the easterly line, which is a broken line, to the low water mark of the Cumberland River, on which it measures 140 feet more or less.

Being the same property conveyed to Dr. Keith D. Bailey and wife, Maxine B. Bailey by deed from Joris C. MeGahee and wife, Jerry R. MeGahee of record in Book 4339, page 209, Register's Office, Davidson County, Tennessee.

Part of the consideration of this conveyance is that the Grantees assume and agree to pay a note secured by Deed of Trust of record in Book 3943, page 56, Register's Office, Davidson County, Tennessee, To secure Nationwide Life Insurance Company a balance as of this date of $23,588.51.

FEB24≈	CONV	54,500.00			
FEB24≈S'TAX			A* 141.70		
FEB24≈PR'FEE			A* .50		
FEB24≈	W'DEED		A* 4.00	*	146.20

unimproved ( )
This is improved (x) property, known as 832 Berwick Trail, Madison, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 11 day of February, 1972.

Dr. Keith D. Bailey

Maxine B. Bailey

BOOK 4578 PAGE 838

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, JAMES M. FOSTER, a Notary Public in and for said County and State, the within named Keith D. Bailey and wife, Maxine B. 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, this 11 day of February, 1972

My commission expires Dec. 4, 1975 Notary Public James M. Foster

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon this oath acknowledged himself to be the _____ of the _____ the within named bargainor, a corporation, and that he as such _____ 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 _____

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

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

_____

Sworn to and subscribed before me
this _____ day of _____, 19____

My commission expires _____ Notary Public _____

This instrument was prepared by:

Caesar E. Urrutia, 1623 Parkway Towers, Nashville, Tennessee 37219

Name Address

WARRANTY DEED

FROM Dr. Keith D. Bailey and wife, Maxine B. Bailey

TO Dr. Pedro J. Perales and wife, Maggie Sue Perales

B 49578

IDENTIF. REFERENCE

FEB 24 2 04 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219