WARRANTY DEED

BOOK 4759 PAGE 954

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David R. Bailey (NAME)	Fidelity Federal S & L Assn. (NAME)	
504 Lynwood Blvd. (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Ave. N. (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	BM-1255

FOR AND IN CONSIDERATION of the sum of ($10.00)

----------TEN and NO/100---------- *Dollars,*

Cash in hand paid by DAVID R. BAILEY and wife, NANCY M. BAILEY, hereinafter referred to as GRANTEES and other good and valuable considerations, including the agreement on the part of the said GRANTEES to assume and pay the principal balance of a note with interest, as therein specified, said note being secured by a deed of trust of record in Book 4117, page 346, Register's Office for Davidson County, Tennessee, the receipt of all of which is hereby acknowledged, we,

HENRY T. BERGLUND and wife, MARGARET BASS BERGLUND, GRANTORS

have this day bargained and sold, and do hereby transfer and convey unto the said

GRANTEES

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 108 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described according to a copy of a survey made by Harvey Gee, Surveyor, July 2, 1947, as follows:

Beginning at a point in the easterly margin of Lynwood Boulevard, at the southwest corner of part of Lot No. 108 conveyed to N. A. Bastian and wife, by deed of record in Book 1756, page 477, said Register's Office; thence along Bastian's southerly line, easterly 251 feet, more or less, to a point in the original east line of Lot No. 108; thence along the east line of same southerly 142.37 feet, more or less, to a point at the northeast corner of a part of said lot conveyed to Leslie G. Reuther and wife, by deed from Dunn Realty Corporation et al, of record in Book 1558, page 39, said Register's Office, said point being 21.1 feet north of the cormer of Lots Nos. 108 and 109; thence westerly 250.8 feet, more or less, along the northerly line of said Reuther lot to a point in the easterly margin of Lynwood Boulevard, at Reuther's northwest corner, and being 31.7 feet more of the corner of Lots Nos. 108 and 109; thence with the margin of said Boulevard northerly 129.9 feet to the beginning.

Being the same property conveyed to Henry T. Berglund, III and wife, Margaret Bass Berglund, by deed from Witworth Stokes, Jr. and wife, Nancy Hardison Stokes, as of record in Book 4330, page 944, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 47,500.00

Subscribed and sworn to before me, this the 26th day of October 19 73

Affiant David R. Bailey

My commission expires: July 31, 1974 (Affix Seal)

Notary Public Sarah K. McNutt

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 504 Lynwood Blvd. Nashville, Tennessee
(House Number) (Street) P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEES,

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for the hereinabove mentioned deed of trust.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness 26th *hand* s *this* twenty sixth *day of* October 1973 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT PREPARED BY:
Lewis D. Nichols, Jr., Attorney
809 Nashville City Bank Bldg.
Nashville, Tennessee 37201

Henry T. Berglund III
Margaret Bass Berglund

mail

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sarah L. Nichols, *a Notary Public in and for said County and State,* Henry T. Berglund and Margaret B. Bergluns

the within named bargainors, 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* 26th *day of* October, *19*73

SARAH L. NICHOLS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Sarah L. Nichols *Notary Public*

Commission expires July 31, 1974

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 .....

OCT 30 '73 CONV 47,500.00
OCT 30 '73 S TAX A* 123.50
OCT 30 '73 PR FEE A* .50
OCT 30 '73 W DEED A* 4.00 * 128.00

WARRANTY DEED

FROM

Henry T. Berglund et ux

TO

David R. Bailey et ux

C 29817

IDENTIF. REFERENCE

OCT 30 11 44 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE