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FORM NO. WD-1

FLS 30+M

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000

X Carol Reese
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF October 19 73

Ala Saturn
Notary Public

MY COMMISSION EXPIRES: 2/4/75
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Attorney, 1822 Parkway Towers, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN P. MCGRATH, ET UX (NAME)	J. I. KISLAK MORTGAGE CORP. (NAME)	
3906 WAYLAND DRIVE (STREET ADDRESS OR ROUTE NUMBER)	1101 BRICKELL AVENUE (STREET ADDRESS)	130-11
NASHVILLE, TENN. 37215 (CITY) (STATE) (P. O. ZIP)	MIAMI, FLORIDA 33131 (CITY) (STATE) (ZIP)	98

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, DAVID W. BAILEY and wife, MARY G. BAILEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN P. MCGRATH, AND WIFE, JOYCE P. MCGRATH

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 Lot No. 4 of Block "R" on the Map of Tyne Meade, Section IV, as of record in Book 1424, page 25, Register's Office for said County.

Said lot fronts 117.1 feet on the northerly side of Wayland Drive and runs back 427 feet on the easterly line and 371.3 feet on the westerly line to a dead line in the rear, measuring 124.4 feet thereon.

BEING the same property conveyed to David W. Bailey and wife, Mary G. Bailey, by deed from Charles A. Strott and wife, of record in Book 4714, page 455, Register's Office for said County.

GRANTEES herein assume and agree to pay the balance of an indebtedness owed to J. I. Kislak Mortgage Corporation secured by Deed of Trust of Record in Book 4714, Page 457, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (XX) improved property, known as 3906 Wayland Drive, Nashville, Tennessee 37215
(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 31st day of October, 19 73

David W. Bailey
DAVID W. BAILEY

Mary G. Bailey
MARY G. BAILEY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Alan L. Saturn, a Notary Public in and for said County and State, the within named DAVID W. BAILEY and wife, MARY G. 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 31 day of October 19 73

My commission expires 2/4/75

Alan L Saturn
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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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
DAVID W. BAILEY and wife,
MARY G. BAILEY

TO
JOHN P. MCGRATH, AND WIFE,
JOYCE P. MCGRATH

PREPARED BY:
ALAN L. SATURN, Attorney
1822 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

C 30748

IDENTIF. REFERENCE

Nov 6 10 11 AM '73

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV-6[illegible]	CONV	48,000.00			
NOV-6[illegible]	S'TAX		A*	124.80	
NOV-6[illegible]	PR'FEE		A*	.50	
NOV-6[illegible]	W'DEED		A*	4.00	* 129.30