Mail TO Holiday Realty Co
PO Box 237 Hermitage, Tenn. 37076

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,800.00

Leonard E. Girard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 1974.

Notary Public

MY COMMISSION EXPIRES: Feb. 16, 1977

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
PREPARED BY: John G. Doak, 2525 Lebanon Road, Nashville, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard E. Girard (NAME)	United Mortgagee Serv. Corp. (NAME)	
7011 Bonnalake Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	74-8
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Va. (CITY) (STATE) (ZIP)	255

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, Daniel M. Bayse and wife Martha S. Bayse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard E. Girard and wife, Barbara J. Girard

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. 1013 on the Plan of Hermitage Hills Section 10, of record in Book 3600, page 50, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1013 fronts 80 feet on the westerly margin of Bonnalake Drive and runs back between parallel lines measuring 174.45 feet on the northerly line and 183.59 feet on the southerly line to a dead line in the rear measuring 80.55 feet thereon.

BEING the same property conveyed to Daniel M. Bayse et ux, Martha S. Bayse by deed from Everett R. Martin and wife, Elizabeth Lynn Martin of record in Book 4790, page 941, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER TRANSFER AND CONVEY unto grantees the funds held in escrow by United Mortgagee Serv. Corp. and do hereby authorize United Mortgagee Serv. Corp. to transfer the existing insurance on the premises to Grantees.

The grantees agree to assume and to pay the balance of the mortgage indebtedness on the premises dated 11 Oct. 1965, to Percy Wilkins, Jr., Trustee for United Mort. Corp. in the original principal amount of $15,300.00 of record in Book 3947, page 465, Reg.'s Office for Davidson County, Tenn. having been assigned to Home Savings Bk. of record in Book 3965, page 590, said Reg.'s Office; and further, grantees agree to assume and to pay the balance of the mortgage indebtedness to John G. Doak, Trustee for Everett R. Martin et ux, dated 11 Feb. 1974 of record in Book 4790, page, 943, said Reg.'s Office in the principal amount of $12,300.00

This is unimproved ( ) improved (X) property, known as 7011 Bonnalake Drive, Hermitage, 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 24th day of May, 19 74

Daniel M. Bayse

X Martha S. Bayse

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel M. Bayse, Et Ux, Martha S. Bayse

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 24th day of May 19 74

Commission expires Feb. 16, 1977

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

TO

C 5 6 0 6 0

IDENTIF. REFERENCE

MAY 28 11 52 AM '74

DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 28	CONV	28,800.00		
MAY 28	S'TAX		A*	74.88
MAY 28	PR'FEE		A*	.50
MAY 28	W'DEED		A*	4.00
			*	79.38