BOOK 4968 PAGE 140

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

REGIONAL B. BAILEY ET UX

ETTA MAIE BAILEY

TO

MICHAEL L. NICOLETTI, JR., ET UX

RUTH C. NICOLETTI

For draftsman's use

PREPARED BY:

John G. Doak, Attorney,
2525 Lebanon Road
Nashville, Tennessee 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Nicoletti Jr (NAME)	John W. Murphree Company (NAME)	3D-47360
2230 Cabin Hill Road (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	73-7
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	47

(FOR REGISTER'S USE)

T IDENTIF. REFERENCE

APR 30 9 15 AM '75

FELIX A. WALSH, JR. REGISTER
DAVIDSON COUNTY, TENN.

C96162

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 29,627.24 Michael L Nicoletti Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 19 75.

Helen K Sanders
Notary Public

MY COMMISSION EXPIRES: 11 Nov 1978

(AFFIX SEAL)

HELEN K SANDERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of Ten ($10.00) DOLLARS

and other good and valuable considerations including grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises dated August 13, 1973, to John W. Murphree, Trustee, for John W. Murphree Company of record in Book 4739, page 199, Register's Office for Davidson County, Tennessee in the original principal amount of $26,000.00.

Regional B. Bailey and wife, Etta Maie Bailey have bargained and sold, and by these presents do transfer and convey unto the said Michael L. Nicoletti Jr. and wife, Ruth C. Nicoletti heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 443, on the Plan of Sunset View, Section 7, as of record in Book 2900, page 109, Register's Office for Davidson County, Tennessee.

SAID Lot 443 fronts 95 feet on the easterly side of Cabin Hill Road and runs back between lines 219.8 feet on the northerly side line and 210 feet on the southerly side line to a line at the rear measuring 95.21 feet thereon.

BEING the same property conveyed to Regional B. Bailey and wife, Etta Maie Bailey by deed from Sidney S. Harper and wife, Sue L. Harper of reocrd in Book 4739, page 197, said Register's Office.

GRANTORS further transfer and convey unto Grantees the funds held in escrow by John W. Murphree Company and do hereby authorize John W. Murphree Company to transfer the existing insurance on the premises to Grantee.

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This is unimproved ( ) improved (X) property, known as 2230 Cabin Hill Road (House Number) (Street) Nashville, Tenn. 37214 P. O. Address: (City or Town) (Postal Zone)

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 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.

And we do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 25 day of April, 19 75

Regional B. Bailey
REGIONAL B. BAILEY

Etta Mae Bailey
ETTA MAIE BAILEY

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 Regional B. Bailey and wife, Etta Maie 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 25 day of April, 19 75

Helen L. Sanders
Notary Public

HELEN L. SANDERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 11 August 1975

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 himself 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 himself as .

APR 30 CONV 29,627.24
APR 30 STAX A* 76.96
APR 30 RECFEE A* .50
APR 30 W'DEED A* 4.00 * 81.46

Witness my hand and seal, at office in ,

this day of , 19 .

, Notary Public.

Commission expires .