BOOK 4938 PAGE 525

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Bilyeu et ux	Same	
715 ESTES (NAME) RD.	(NAME)	116-4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	128 PW
NASHVILLE TN.		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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~~ I, Josephine M. Covington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Bilyeu and wife, Wadean H. Bilyeu

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. 12 and parts of Lots Nos. 13, 14 and 15, on a Plan of Clearview Subdivision, of record in Book 843, page 8, Register's Office for said County, and described according to a loan survey made by James A. Hamilton, Jr., dated October 16, 1950, as follows:

Beginning at a point in the west margin of Estes Avenue, at the common corner of Lots Nos. 11 and 12; thence along said Avenue, South 85 feet to a point which is 10 feet south of the common corner of Lots Nos. 12 and 13; thence westerly 134 feet, more or less, to a point in Lot 14, which is 51 feet west of the corner of Lots 12, 13 and 14, and which is in the line between Lots 12 and 13 if extended westerly; thence North 85.2 feet to the corner of Lots 11 and 12; thence with the line between said lots easterly 125 feet, more or less, to the point of beginning.

Being the same property conveyed to H. W. Covington and wife, Josephine M. Covington, by deed from W. L. Stevens and wife, Allie V. Stevens, of record in Book 1909, page 91, Register's Office for said County. The said H. W. Covington having since deceased.

unimproved ( )
This is improved ( ) property, known as (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 successors, assigns 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 my hand this 4th day of August, 1975

Josephine M. Covington

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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 Josephine M. Covington, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of August, 1975

Commission Expires: 4-23-78

Notary Public

STATE OF _____)

COUNTY OF _____)

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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

Notary Public

D09680

WARRANTY DEED

FROM

JOSEPHINE M. COVINGTON

TO

JAMES W. BILYEU and wife,

WADEAN H. BILYEU

IDENTIF. REFERENCE

AUG 5 11 34 AM '75

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

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

AUG-5 75	CONV	32,130.00			
AUG-5 75	S'TAX		A*	83.46	
AUG-5 75	PR'FEE		A*	.50	
AUG-5 75	W'DEED		A*	4.00	* 87.96

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 32,130.00

James W. Bilyeu
Affiant

Subscribed and sworn to before me this 4th day of August, 1975

My Commission Expires: 4-23-78

Notary Public