BOOK 5006 PAGE 906

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

MURRAY K. BAILEY ET UX,

LINDA G. BAILEY

TO

JESSIE L. BEARD ET UX,

Joan J. BEARD

For draftsman's use

Rush
Gov

THIS INSTRUMENT PREPARED BY:
John G. Doak, Attorney
2525 Lebanon Rd.
Nashville, Tenn. 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessie L. Beard et ux (NAME)	Mortgage Associates, Inc., (NAME)	
4452 Baton Rouge (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Dr. N. E. Suite 300 (STREET ADDRESS)	75-7
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30341 (CITY) (STATE) (ZIP)	85

(FOR REGISTER'S USE)

TENTATIVE REFERENCE

FILED FOR RECORD MAR 18 2 17 PM '76

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$40,901.26 Jessie L Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 1976

Notary Public

MY COMMISSION EXPIRES: 2-20-77

(AFFIX SEAL)

D40792

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 31 March, 1973 of record in Book 4695, page 50, and re-recorded in Book 4706, page 439, Register's Office for Davidson County, Tennessee in the original principal amount of $31,000.00 to Richard D. Cahoy, Trustee for Mortgage Associates, Inc.

We, Murray K. Bailey and wife, Linda G. Bailey have bargained and sold, and by these presents do transfer and convey unto the said Jessie L. Beard and wife, Joan J. Beard heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 175 on the Plan of Tulip Grove, Section 4, as of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee.

SAID Lot No. 175 fronts 79.9 feet on the west side of Baton Rouge Drive and runs back 161.75 feet on the northerly margin and 156.24 feet on the southerly margin to a dead line in the rear measuring 88.70 feet.

BEING the same property conveyed to Murray K. Bailey and wife, Linda G. Bailey by deed from Stanley B. Solomon and wife, Beverly Solomon of record in Book 4880, page 474, Register's Office for Davidson County, Tennessee.

GRANTORS further transfer and convey unto grantees the funds held in escrow by Mortgage Associates and do hereby authorize Mortgage Associates, Inc., to transfer the existing insurance on the premises to grantees.

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WD-2

This is unimproved ( ) improved (XX) property, known as 4452 Baton Rouge Hermitage, Tenn. 37076
(House Number) (Street) 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 heirs and representatives, to warrant and forever defend the title to the said grantees heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 16th day of March, 19 76

Murray K. Bailey
MURRAY K. BAILEY

Linda G. Bailey
LINDA G. 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 Murray K. Bailey and wife, Linda G. Bailey

the 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 16th day of March, 19 76

Helen L. Jenkins, Notary Public.

Commission expires 5-20-79

MAR 18 76 CONV 40,901.26
MAR 18 76 S'TAX B* 106.34
MAR 18 76 PR'FEE B* .50
MAR 18 76 W'DEED B* 4.00 * 110.84

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 .