THIS INSTRUMENT PREPARED BY: Thomas E. Stewart, Attorney at Law
Suite 108, 223 Madison Street, Madison, Tennessee 3711

WARRANTY DEED

BOOK 5014 PAGE 697

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William Lee McHenry Julie Ann Spalding (NAME)	Mid-South Mortgage Company (NAME)	18-3
215 Pear Orchard Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	17 (1)
Goodlettsville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN and 00/100----------
----------($10.00)---------- Dollars,
cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledge, including the Grantees assuming a certain unpaid indebtedness of record in Book 4599, Page 391, Register's Office of Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless from same,

We, HOWARD D. BAILEY AND WIFE CHERYL L. BAILEY,

have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM LEE McHENRY and JULIE ANN SPALDING, tenants in common

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being Lot No. 6 on the Plan of Connell Hills, as of record in Book 2900, page 141, Register's Office for said County.

SAID Lot No. 6 fronts 198.3 feet on the northeasterly margin of Pear Orchard Drive and extends back between lines 258.7 feet on the northwesterly line and 246.2 feet on the southeasterly line to a dead line in the rear measuring 178 feet thereon.

BEING the same property conveyed to Howard D. Bailey and wife Cheryl L. Bailey by deed from James Funderburk and wife Shirley Funderburk, as of record in Book 4599, page 389, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the recorded plan which shows an owners certificate, a 50-foot set-back line from Pear Orchard Drive and a 10-foot easement for public utilities and drainage along the rear line of the lot, easement for public utilities of record in Book 4258, page 910, being 5 feet wide along the west side line of the lot; restrictions record in Book 3841, page 24, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $33,200.00

Subscribed and sworn to before me, this the 12th day of April 1976

Affiant William Lee McHenry

My commission expires: 10-24-77 (Affix Seal)

Notary Public H. Preston Battle

This is { unimproved / improved (X) } property, known as 215 (House Number) Pear Orchard Drive (Street) Goodlettsville Tenn. (P. O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as appears of record.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 12th *day of* April, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Howard D. Bailey

Cheryl L. Bailey

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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, Howard D. Bailey and wife Cheryl L. Bailey

the within named 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 Goodlettsville this 12th day of April, 19 76

H. Preston Lattimore
Notary Public

Commission expires 10-24-77

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.....

CO 33 200.00	MO
WD 4.00	MS
TD	ST 86.32
CC	ST
MR	PF .50
UCC	TOTAL 90.82

WARRANTY DEED

FROM

TO

D 44358

CROSS REFERENCE

APR 13 9 18 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115