BOOK 5044 PAGE 529

Loan No. 28082 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,908.22

Arthur C. Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July 1976.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Theodore E. Carver, Attorney, 107 Parkway Towers, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur C. Bailey (NAME)	National Mortgage Company (NAME)	13D 14753
3317 Olsen Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 121 (STREET ADDRESS)	Map 80-7
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	Par 75

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, James Russell Teats and wife, Jacqueline E. Teats

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur C. Bailey

HEREINAFTER CALLED THE GRANTEE~~X~~ ~~THEIR~~ HIS 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. 494 on the Plan of Bordeaux Hills, Section Eight, of record in Book 4175, page 113, Register's Office for said County.

Said Lot No. 494 fronts 61.23 feet on the southwesterly side of Olsen Lane and runs back between lines 127.54 feet on its northwesterly line and 132.11 feet on its southeasterly line, to a broken line in the rear on which it measures 47.03 feet.

Being the same property conveyed to James Russell Teats and wife, Jacqueline E. Teats, by deed from Associated Brokers, Inc., of record in Book 4550, page 202, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4397, page 742, easements and setback lines as set forth on the above plan of record, and taxes for the year 1976 which have been prorated and assumed by the Grantee herein.

Grantees herein by accepting this deed agree to assume and pay the remaining indebtedness secured by a deed of trust of record in Book 4550, page 204, said Register's Office.

Grantors by this deed also transfer any escrow or trust funds being held on their account by any mortgage company or trustee pursuant to any deed of trust.

unimproved ( ) is is improved (XX) property, known as 3317 Olsen Lane (House Number) (Street) Nashville (P. O. Address) Tennessee (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 this 7th day of July, 19 76

James Russell Teats

Jacqueline E. Teats

STATE OF TENNESSEE
Davidson County

BOOK 5044 PAGE 530

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Russell Teats and wife, Jacqueline E. Teats

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 14 day of July, 1976

Commission expires 11-29-79

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
JAMES RUSSELL TEATS ET UX

TO
ARTHUR C. BAILEY

D 57972

IDENTIF. REFERENCE

JUL 13 12 19 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUL 13	CONV	16,908.22			
JUL 13	S TAX		8*	43.94	
JUL 13	PR FEE		8*	.50	
JUL 13	W DEED		8*	4.00	* 48.44