This instrument prepared by

CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

RETURN TO

CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,250.00

Thomas Bauer Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 1976.

Notary Public

MY COMMISSION EXPIRES: Dec 8th 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Bauer Wilson (NAME)	Security Federal Savings & Loan (NAME)	102-4
6411 Premier Drive (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	70
Nashville, Tn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, RONALD WYATT BAILEY and wife, LINDA CLARK BAILEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS BAUER WILSON, JR. and wife, MARY G. WILSON

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. 719 on the Plan of Charlotte Park Subdivision, Section 12, as of record in Book 2900, Pages 127 and 128, Register's Office for Davidson County, Tennessee.

SAID Lot No. 719 fronts 77.2 feet on the southwesterly side of Premier Drive and extends back 135.7 feet on the northwesterly line and 137.1 feet on the southeasterly line to a line in the rear on which it measures 83.0 feet.

BEING the same property conveyed to Ronald Wyatt Bailey and wife, Linda Clark Bailey by deed from Joe Price Gray of record in Book 4857, Page 222, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 2900, Page 128, said Register's Office which shows an owner's certificate a 35-foot minimum building setback line from Premier Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot; a 2.5 x 25 foot utility anchor easement located on the northwest corner of said lot; an easement for sewer along the rear line of premises as shown on said plan; liens for labor performed and materials furnished within statutory period; and restrictive covenant contained in instrument of record in Book 3160, Page 586.

This is unimproved ( ) improved (X) property, known as 6411 Premier Drive, Nashville, Tennessee 37209
(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 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 S this 20th day of August, 1976

Ronald Wyatt Bailey
RONALD WYATT BAILEY

Linda Clark Bailey
LINDA CLARK BAILEY

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONALD WYATT BAILEY and wife, LINDA CLARK 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 20th day of August 19 76

Commission expires Dec 8, 1976 Thomas D. Guyton
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 (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 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

TO

mail env.
D64524

IDENTIF. REFERENCE

AUG 24 8 50 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG24'76	CONV	32,250.00		
AUG24'76	S'TAX		B*	83.72
AUG24'76	PR'FEE		B*	.50
AUG24'76	W'DEED		B*	4.00
			*	88.22

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