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 E. French, et ux	Guaranty Mortgage Company Division	116-11
402 Lynwood (NAME) Blvd.	10th Floor, First American Center (NAME)	104 Field Book No.
Nashville, TN 37215 (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tennessee 37238 (STREET ADDRESS)	BM-1110
(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, F. Clay Bailey, Jr. and wife, Joanne Geny Bailey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. French, and wife, Carol D. French,

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:

Being the southerly part of Lot No. 96 on the Map showing the re-subdivision of Royal Oaks Land Company's Subdivision, of record in Book 974, pages 4 and 5 of the Register's Office for said County.

Said part of said Lot No. 96 fronts 100 feet on the easterly side of Lynwood Boulevard and runs back between lines, 320 feet, more or less, on the northerly line and 300 feet on the southerly line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to F. Clay Bailey, Jr., wife, Joanne Geny Bailey by deed from Gordon P. Publow, and wife, Margaret M. Publow , of record in Book 2881, page 565, said Register's Office.

The above conveyance is expressly subject to Restrictive Covenants of record in Book 1003, page 126, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 402 Lynwood Boulevard Boulevard, Nashville, Tennessee 37205
(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 our hand s this 20th day of August, 19 76

Joanne Geny Bailey

F. Clay Bailey

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5061 PAGE 996

Personally appeared before me, Barbara E. Havron, a Notary Public in and for said County and State, the within named F. Clay Bailey, Jr., and Joanne Geny Bailey, the bargainor, they 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 24th day of August, 1976

Commission Expires: 1/29/77

Barbara E. Havron
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

WARRANTY DEED

FROM

F. CLAY BAILEY, ET UX

TO

JAMES E. FRENCH, ET UX

D 64866

IDENTIF. REFERENCE

Aug 25 1 01 PM '76

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

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

File: George E. Mudter, Jr., Attorney

AUG 25 76	CONV	74,000.00			
AUG 25 76 S TAX			B*	192.40	
AUG 25 76 PR FEE			B*	.50	
AUG 25 76	W DEED		B*	4.00	* 196.90

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this conveyance is $ 74,000.00

F. Clay Bailey

Subscribed and sworn to before me this 24th day of August, 19 76

My Commission Expires: 1-29-77

Barbara E. Havron
Notary Public