Fortune Bldg

BOOK 5094 PAGE 295

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$50,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 19 76

Notary Public

MY COMMISSION EXPIRES: 1-29-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josephine E. Mangano (NAME)	Mortgage Associates, Inc. (NAME)	9D 04834
325-327 Cross Timbers Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E. (STREET ADDRESS)	128-14
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	31

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, Oscar Don Bailey et ux Annette Bailey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Josephine E. Mangano

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 Lot No. 102 on the Plan of Harpeth Park, Section 2, as of record in Book 3700, Page 58, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Oscar Don Bailey et ux Annette Bailey by deed of record in Book 4588, Page 558, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to a 10 foot utility and drainage easement and a 2.5 foot by 25 foot anchor easement as shown on of record in Book 3700, Page 58, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all restrictions and easements found of record in the Register's Office for said County.

unimproved ( )
This is improved (XX) property, known as 325-327 Cross Timbers Drive, Nashville, Tennessee 37221
(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 2nd day of December, 19 76

Oscar Don Bailey

X Annette Bailey
Annette Bailey

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Oscar Don Bailey

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December 19 76

Commission expires 6-16-80

Sandra Peery
Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annette Bailey

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December 19 76

Commission expires 6-16-80

Sandra Peery
Notary Public

WARRANTY DEED

FROM
Oscar Don Bailey et ux

TO
Annette Bailey

Josephine E. Mangano

D 8 0 0 3 8

IDENTIF. REFERENCE

DEC 7 10 30 AM '76

REGISTER
DAVIDSON CO. TENN.

DEC-7%	CONV	50,000.00			
DEC-7%S'TAX			B*	130.00	
DEC-7%PR'FEE			B*	.50	
DEC-7%	W'DEED		B*	4.00	* 134.50