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77-10-21
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,769.54

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 1977.

Notary Public

MY COMMISSION EXPIRES: 2-3-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS
WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Ingleheart Ryan and E. M. Culver (NAME)	Dobson & Johnson, Inc. (NAME)	2D 41261
(STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Boulevard (STREET ADDRESS)	150-5
(CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	280

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, JIM T. BAYLESS, JR. and wife, PEGGY A. BAYLESS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NANCY INGLEHEART RYAN and E. M. CULVER

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. 276 on the plan of Cherry Hills, Section 7, of record in Book 4660, page 49, Register's Office for said County.

SAID Lot No. 276 fronts 78.11 feet on the northeasterly margin of Mossdale Drive and extends back 167.00 feet on the northwesterly line and 160.65 feet on the southeasterly line to a broken line in the rear measuring 91.79 feet thereon.

BEING the same property conveyed to Jim T. Bayless, Jr. and wife, Peggy A. Bayless by deed from Ralph Stevens and Melvin Jones d/b/a American Homes of record in Book 4887, page 483, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4728, page 116, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantee(s) herein, have taken subject to the unpaid balance owing on a certain note, executed by the Grantor(s) herein to Dobson & Johnson, Inc. in the original principal amount of $31,400.00, of record in Book 4887, page 485, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the Grantee(s).

This is ( ) unimproved (X) improved property, known as 2944 Mossdale Drive, Antioch, Tennessee
(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 22nd day of April, 1977

Jim T. Bayless, Jr.

Peggy A. Bayless

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jim T. Bayless, Jr. and wife, Peggy A. Bayless

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 22nd day of April 1977

Commission expires 9-8-79

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 (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

E 48499

IDENTIF. REFERENCE

FEB 1 11 23 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Jim T. Bayless, Jr. and wife,
Peggy A. Bayless

TO
Nancy Ingleheart Ryan and
E. M. Culver

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

FEB-1 78	CONV	42,769.54		
FEB-1 78	S'TAX		B*	111.28
FEB-1 78	PR'FEE		B*	.50
FEB-1 78	W'DEED		B*	4.00
			*	115.78