Prepared by: Sutton,Toney,Baltz and Ballew, Attys. 711 Stahlman Bldg.

BOOK 5251 PAGE 911

WARRANTY DEED

mael

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Edsel R. Bailiff et ux (NAME)	Commerce Union Bank (NAME)	
125 Park Circle (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	LW-09405
Old Hickory, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	53-16-41

FOR AND IN CONSIDERATION of the sum of Three Thousand Two Hundred Dollars *Dollars,*

Cash, and the assumption of a Deed Of Trust of record in Book 4254, page 803, Register's Office for Davidson County, Tennessee,

I, Betty Ruth Dean

have this day bargained and sold, and do hereby transfer and convey unto the said Edsel R. Bailiff and wife, Lucy W. Bailiff *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 23 on the Plan of Dupontonia Park Subdivision, as of record in Book 2900, page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 105.0 feet on the southerly margin of Riner Drive and runs back between lines measuring 207.3 feet on the easterly line and 206.9 feet on the westerly line to a dead line in the rear, measuring 105.0 feet thereon.

Being the same property vested in Betty Ruth Dean by Divorce Decree of record in Book 5251, page 462, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,926.07

Subscribed and sworn to before me, this the 10 day of Feb 19 78

Affiant Edsel R. Bailiff

My commission expires: 10-18-81 (Affix Seal)

Notary Public Kenneth Ellis

This is unimproved ( ) improved ( ) property, known as 109 Riner Drive, Old Hickory, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Edsel R. Bailiff and wife Lucy W. Bailiff, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 10th *day of* February, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Betty Ruth Dean

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Betty Ruth Dean, *the within named 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* 10 *day of* February, *19* 78

Commission expires 10-18-81 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

FEB 10 78	CONV	14,026.07				
FEB 10 78	S'TAX		B*	36.40		
FEB 10 78	PR'FEE		B*	.50		
FEB 10 78	W'DEED		B*	4.00	*	40.90

WARRANTY DEED

FROM

TO

E. 5. 0. 1. 5. 2.

IDENTIF. REFERENCE

FEB 10 3 21 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE