FORM NO. WD-1

BOOK 5269 PAGE 578

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF April 19 78

Notary Public

MY COMMISSION EXPIRES: January 4 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Geo. H. Cate, Atty., 510 Stahlman Bldg., Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John William Bailey (NAME)	Same (NAME)	51-8
215 East Due West Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	136
Madison, TN. 37115 (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~~ I, Gertrude D. F. Bailey

has
HEREINAFTER CALLED THE GRANTORS ~~HAVE~~ BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John William Bailey

his
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 easterly part of the westerly one-half of Lot No. 10 on the Map of Montague Subdivision on the Gallatin Pike, as of record in Book 421, Page 129, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 10 begins at a point on the northerly side of Belle Camp Highway, or Due West Avenue, 60 feet eastwardly from the westerly margin of said Lot No. 10; thence northwardly parallel with the westerly margin of said Lot No. 10, 355 feet, more or less, to the center of Liberty Circle; thence with said Liberty Circle, 38.2 feet, more or less, to the northeast corner of tract conveyed to the said Mrs. Louise Summers, by deed recorded in Book 774, Page 259, in said Register's Office; thence south 41 degrees east 126 feet to a point; thence south 5¼ degrees west 306 feet to an iron pin in the northerly margin of Belle Camp Highway; thence westwardly with the northerly margin of Belle Camp Highway, 115 feet to the point of beginning.

Being the same property conveyed to John Bailey and wife, Gertrude D. F. Bailey, by deed of record in Book 873, Page 278, said Register's Office, the said John Bailey having died February 9, 1956.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is unimproved ( ) improved (X) property, known as 215 East Due West Avenue Madison, TN. 37115
(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 my hand this 3 day of April, 1978

GERTRUDE D. F. BAILEY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Mary Sue Reneau, a Notary Public in and for said County and State, the within named Gertrude D. F. 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 3rd day of April 1978

Commission expires Jan 18 - 1982

Mary Sue Reneau
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Gertrude D. F. Bailey

TO
John William Bailey

E 5811 8

IDENTIF. REFERENCE

APR 5 10 03 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-5 78	CONV	10,000.00			
APR-5 78	S'TAX		B*	26.00	
APR-5 78	PR'FEE		B*	.50	
APR-5 78	W'DEED		B*	4.00	* 30.50