BOOK 5293 PAGE 970

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June 19 78

Notary Public

MY COMMISSION EXPIRES: 3-27-79

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Bilyeu (NAME)	Same (NAME)	130-11-104
313 Sutherland Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7DA51720
Nashville, Tn. 37205 (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, Robert D. Fairbanks and wife, Emma Grace Fairbanks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Bilyeu

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 the southerly 115.1 feet front and 110.5 feet rear of Lot No. 7 of Block "S" on the plan of Tyne Meade, Section IV of record in Book 1424, page 25, Register's Office for said County.

SAID part of Lot No. 7 fronts 115.1 feet on the easterly margin of Beacon Drive and extends back 380.2 feet on the northerly line and 396.37 feet on the southerly line to a dead line in the rear, measuring 110.5 feet thereon.

BEING the same property conveyed to Robert D. Fairbanks and wife, Emma Grace Fairbanks, by deed from Walter A. Seigenthaler and wife, Anna B. Seigenthaler, of record in Book 3679, page 513, Register's Office for Davidson County, Tennessee.

This is improved (XX) property, known as 451.7 Beacon Drive- Nashville, Tn. 37209 (unimproved ( ))
(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 June, 19 78

Robert D. Fairbanks

Emma Grace Fairbanks

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. Fairbanks and wife, Emma Grace Fairbanks

the bargainors, 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 2nd day of June, 19 78.

Commission expires 11-17-80

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 6 9 0 7 4

IDENTIF. REFERENCE

JUN 5 12 36 PM '78

FELIX Z. WILKINS REGISTER
DAVIDSON CO. TENN.

WARRANTY DEED

FROM

Robert D. Fairbanks et ux,

Emma Grace Fairbanks

TO

James W. Bilyeu

JUN-5 78	CONV	63,000.00		
JUN-5 78	S'TAX		B*	163.80
JUN-5 78	PR'FEE		B*	.50
JUN-5 78	W'DEED		B*	4.00 * 168.30

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