| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| James M. Bailey, et ux (NAME) | New Owner (NAME) | 116-16 |
| 3907 Estes Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 65 |
| Nashville, TN 37215 (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | 7DA3256.0 |

## WARRANTY DEED

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS paid in cash, and other good and valuable consideration received from the GRANTEES herein; we,

| | | | | |
|---|---|---|---|---|
| JUN21 78 | CONV | 90,000.00 } 140,000.00 | | |
| JUN21 78 | CONV | 50,000.00 } | | |
| JUN21 78 | S'TAX | | B* 364.00 | |
| JUN21 78 | PR'FEE | | B* .50 | |
| JUN21 78 | W'DEED | | B* 4.00 | * 368.50 |

FRED D. OWNBY and wife, ALLIE OWNBY,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES M. BAILEY and wife, LEILA MAI BAILEY,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plat of Fred D. Ownby of record in Plat Book 3842, page 187, said Register's Office.

Said Lot 1 fronts 128.73 feet on the westerly side of Estes Road as widened and extends back 511.81 feet on the southerly line and 511.81 feet on the northerly line to a line on the rear on which it measures 131.29 feet.

Being part of the property conveyed to Fred D. Ownby and wife, Allie Ownby by deed from Winnie Manning Webber of record in Book 2807, page 129, and by deed of record in Book 4044, page 86, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to restrictions, easements and setback lines applicable thereto, and to the lien of taxes for the year 1978.

unimproved ( )
This is improved (X) property, known as 3907 Estes Road (House Number) (Street)
Nashville, TN 37215 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 14th day of June, 19 78.

Fred D. Ownby
FRED D. OWNBY

Allie Ownby
ALLIE OWNBY

BOOK 5301 PAGE 780

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia S. Woolcan, a Notary Public in and for said County and State, the within named Fred D. Ownby and wife, Allie Ownby,

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 19th day of June, 19 78.

My commission expires April 12, 1982 Notary Public Patricia S. Woolcan

PATRICIA S. WOOLCAN NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 140,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 20th day of June, 19 78.

My commission expires 7-1-79 Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

This instrument was prepared by:

John J. Archer, Atty., 300 Court Square Bldg., Nashville, TN 37201

Name Address

Mail To

WARRANTY DEED

FROM

FRED D. OWNBY, ET UX

TO

JAMES M. BAILEY, ET UX

E 72537.

IDENTIF. REFEREN

JUN 21 3 20 PM 78

FELIX A. [illegible]
DAVIDSON [illegible]

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219