This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5319 PAGE 172

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy D. Bailey et ux	First Tennessee Bank N. A. Memphis	Map 75-5
(NAME)	(NAME)	
	P. O. Box 474	Parcel 6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Memphis, Tennessee 38101	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Billy D. Bailey and wife, Linda F. Bailey and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Inman N. Buie and wife, Lillian H. Buie

have this day bargained and sold, and do hereby transfer and convey unto the said Billy D. Bailey and wife, Linda F. Bailey, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 689 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, pages 62 and 63, Register's Office for said County.
Said Lot No. 689 fronts 77.9 feet on the northeasterly side of Bonnavue Drive and extends back 156.95 feet on the northwesterly line and 148.2 feet on the southeasterly line, to a dead line in the rear, measuring 78.3 feet thereon.

Being the same property conveyed to Inman N. Buie and wife, Lillian H. Buie by deed from F. E. Stratton, Jr., and wife, Bettie S. Stratton, of record in Book 4197, page 548, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a 10-foot easement for public utility purposes, 40-foot minimum building setback line from Bonnavue Drive, and conditions of Owner's Certificate as shown on Plan of record in Book 3300, pages 62 and 63, Register's Office of Davidson County, Tennessee; and restrictive covenants of record in Book 3399, page 446, as amended in Book 3404, page 165, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $39,500.00
Subscribed and sworn to before me, this the 31 day of August 1978
Affiant Billy D. Bailey
My commission expires: 4/18/82 (Affix Seal)
Notary Public Nancy L Hale

This is unimproved ( ) improved (X) property, known as 306 Bonnavue Drive, (House Number) (Street) Hermitage, Tennessee 37076 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 Billy D. Bailey and wife, Linda F. Bailey, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for 1978-taxes which are prorated and assumed by the purchasers.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Billy D. Bailey and wife, Linda F. Bailey, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 1st *day of* August, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Inman N Buie
Inman N. Buie

Lillian H Buie
Lillian H. Buie

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L. KOTA, *a Notary Public in and for said County and State,* Inman N. Buie and wife, Lillian H. Buie

the within named bargainor....§ 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* 1st *day of* AUGUST, *19* 78

Nancy L. Kota
Notary Public

Commission expires 4/18/82

NANCY L. KOTA NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED 234810

FROM
Inman N. Buie et ux
TO
Billy D. Bailey et ux

AUG-28 78	CONV	39,500.00			
AUG-28 78	S'TAX		B*	102.70	
AUG-28 78	PR'FEE		B*	.50	
AUG-28 78	W'DEED		B*	4.00	* 107.20

E 8 0 1 9 5

IDENTIF. REFERENCE

AUG 2 8 09 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238