BOOK 5357 PAGE 898

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Oct., 1978.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Al Randolph & John M. Young (NAME) | Al Randolph (NAME) | 105-16 |
| 1005 Murfr. Rd. (STREET ADDRESS OR ROUTE NUMBER) | 1005 Murfreesboro Road (STREET ADDRESS) | Par. 83 |
| Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP) | Nashville, Tn. 37217 (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, Ovie W. Maynard Bain et vir Bobbi Bain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Al Randolph and John M. Young

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 Lots Nos. 125 and 126 on the Map of Corinne Place as of record in Book 332, page 1, Register's Office, Davidson County, Tennessee.

SAID Lots Nos. 125 and 126 front 50 feet each on the westerly side of Gladstone Avenue and run back between parallel lines, 165 feet to an alley, said Lot No. 126 running back with the northerly margin of Napoleon Street.

BEING the same property conveyed to Cecil O. Maynard et ux Ovie W. Maynard by deed from Phil Cohen et ux Sara K. Cohen of record in Book 1847, page 6, said Register's Office. The said Cecil O. Maynard is now deceased.

Bobbi Bain hereby joins in to convey any rights he may have, especially his marital rights.

Ovie W. Maynard Bain and Ovie W. Maynard is one and the same person.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved ( XX property, known as 2019 Gladstone, Nashville, Tennessee
(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 28th day of October, 19 78

X Cecil W Maynard Bain
Ovie W. Maynard Bain

X Bobbi Bain
Bobbi Bain

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ovie W. Maynard Bain et vir Bobbi Bain

the 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 28th day of October 19 78

Commission expires Nov. 25, 1979

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 97543

WARRANTY DEED

FROM
OVIE W. MAYNARD BAIN ET VIR

TO
Al Randolph and John M. Young

IDENTIF. REFERENCE

OCT 31 11 34 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| OCT 31 78 | CONV | 12,000.00 | | | | |
| OCT 31 78 | S'TAX | | B* | 31.20 | | |
| OCT 31 78 | PR'FEE | | B* | .50 | | |
| OCT 31 78 | W'DEED | | B* | 4.00 | * | 35.70 |