Bailey, Herbert & Jordan
Hoar, E & C Tower

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP & PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
83-7-48	Gilbert E. Bailey	Mercantile Mortgage Company P.O. Box 14569 St. Louis, MO 63178
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 016635-5
27W-16705	810 Powers Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

Blair Realtors, Inc.
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Gilbert E. Bailey, unmarried

hereinafter called the Grantee, his heirs, successors 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. 20 on the Plan of the Subdivision of the Robert E. Power Lands, as of record in Book 421, Page 56, Register's Office for said County.

Said Lot No. 20 fronts 50 feet on the easterly side of Powers Avenue and runs back between parallel lines, 154 feet to an alley.

Being the same property conveyed to Blair Realtors, Inc., by deed from James A. Champion, unmarried, as of record in Book 5387, Page 883, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 31st day of May, 1979.

BLAIR REALTORS, INC.

By: Jerry W. Blair Pres.

Jerry W. Blair, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5445 PAGE 299

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ *Notary Public*

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ ~~36,900.00~~ _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 1979

MY COMMISSION EXPIRES: 7-18-82 (AFFIX SEAL) Notary Public

NOTARY PUBLIC

WARRANTY DEED

FROM

Blair Realtors, Inc.

TO

Gilbert E. Bailey

F. 32849

IDENTIF. REFERENCE

JUN 5 1 43 PM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

DAVID S. HERBERT
23rd Floor, L & C Tower

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned _____, a Notary Public in and for the State and County aforesaid, personally appeared Jerry W. Blair _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged himself _____ to be the President _____ and _____, respectively, of Blair Realtors, Inc. _____, a corporation, the bargainor, and that he _____, as such President _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Jerry W. Blair _____ as such President _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at Nashville, _____, Tennessee, this, the 31st day of May _____, 1979.

My commission expires: 4/18/82 Mary Ann Kelley *Notary Public*

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5445 PAGE 300

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36900.00- CO	
			95.94 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 100.44-	
7270A06/05/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 32849

IDENTIF. T REFERENCE

JUN 5 1 43 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 688268