6730 07/16 506.50- CHECK

BOOK 5465 PAGE 836

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$200,000.00

George B. McGugin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 1979

Notary Public

MY COMMISSION EXPIRES: 10/10/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George B. McGugin etux	Commerce Union Bank	BM-09905
(NAME)	(NAME)	
4420 Chickering Lane	P. O. Box 2546	144-05
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	Nashville, TN 37219	133
(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, Jack G. Bailey and wife, Betty W. Bailey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George B. McGugin and wife, Anne A. McGugin

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 the westerly part of Lot No. 1 on the Plan of the re-subdivision of the south part of Block "I" in Belle Meade Second Subdivision, as of record in Book 974, page 18, Register's Office for said County, described according to a survey made in December, 1935, by R. J. Wilkerson, Surveyor, as follows:

BEGINNING in the center of Chickering Lane (formerly Chickering Place) at the southwest corner of the property conveyed to Sam C. Cowan, Sr. and wife, by deed from Edwin Warner and wife, of record in Book 1038, page 13, said Register's Office; thence North 40 deg. 45 mins. East 593 feet to a stake at the root of an oak; thence North 60 deg. 55 mins. West 645 feet to the easterly margin of Chickering Road; thence with said Road, South 14 deg. 45 mins. West 212 feet and continuing with said Road, South 18 deg. 15 mins. West 238 feet to the intersection of Chickering Road and Chickering Lane; thence with the center of Chickering Lane, South 42 deg. 54 mins. East 446 feet to the beginning, containing 6.22 acres, more or less,

BEING the same property conveyed to Jack G. Bailey and wife, Betty W. Bailey by deed from First American National Bank of Nashville, Tennessee, Trustee under the will of Edwin Warner, of record in Book 1807, page 27, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Deed Book 1807, page 27, said Register's Office and any other existing easements of record.

This is improved (XX) unimproved ( ) property, known as 4420 Chickering Lane, Nashville, TN 37215
(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 6th day of July, 1979

JACK G. BAILEY: Jack G. Bailey

BETTY W. BAILEY: Betty W. Bailey

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Jack G. Bailey and wife, Betty W. Bailey

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 6th day of July 19 79

Commission expires 4/18/82

Carolyn H. Proctor
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 (this oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

WARRANTY DEED

FROM

JACK G. BAILEY ET UX

TO

GEORGE B. McGUGIN ETUX

F. 4 0 3 1 1

IDENTIF. REFERENCE

JUL 16 3 29 PM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

File Box 11

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

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

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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
			200000.00- CO	
			520.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 526.50-	
6730A07/16/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.40311

IDENTIF. REFERENCE

JUL 16 3 29 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 697455