3003 [illegible] BOOK

BOOK 5479 PAGE 988

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

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

45,450.00

X Harold Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY 1979

Emily B. Frank
Notary Public

MY COMMISSION EXPIRES: 2/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Independent Title Company, Suite 1704 - 17th Floor, One Commerce Place, Nashville, Tn. 37239

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold E. Bailey (NAME)	Dobson and Johnson, Inc. (NAME)	MAP 72-16
1502 Harwood Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Suite 1800 (STREET ADDRESS)	PARCEL 133
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	15DA-36170

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, John Louis (Jack) Boyte, Susan Boyte Parker, Linda Boyte Chandler and Elmer Louis Boyte, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold E. Bailey and wife Shirley D. Bailey

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 Lot No. 11 on the Map of Part Two, Porter Heights, of record in Book 1424 page 79, Register's Office for said County.

SAID Lot fronts 90 feet on the west side of Harwood Drive and runs back between parallel lines, 200 feet to a dead line.

BEING the same property conveyed to Elmer L. Boyte and wife, Clara L. Boyte by deed from Harwood Homes, Inc., a Tennessee Corporation, of record in Book 1760, page 447, Register's Office for Davidson County, Tennessee; the said Elmer L. Boyte having since died and the said Clara L. Boyte having predeceased him, and said property now being vested in the children of Elmer L. Boyte as devisees under the will of Elmer L. Boyte, of record in Will Book 126, page 605, Circuit Court Clerk's Office for Davidson County, Tennessee.

THIS conveyance is subject to a 10-foot utility easement, a 40-foot minimum set back line from Harwood Drive and an Owner's Certificate of record in Book 1424, page 79, said Register's Office; restrictive covenants of record in Book 1640, page 81, said Register's Office and an easement for sanitary sewers and or storm drainage granted Metropolitan Government of Nashville of record in Book 4121, page 435, said Register's Office.

1979 taxes are prorated and assumed by the purchasers.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved ( ) property, known as 1502 Harwood Drive (House Number) (Street) Nashville (P. O. Address) (City or Town) Tennessee 37206 (Postal Zip)
XX

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 30TH day of JULY, 1979

John Louis (Jack) Boyte by Elmer Louis Boyte, Jr. Attorney-in-Fact

Susan Boyte Parker by Elmer Louis Boyte, Jr. Attorney-in-Fact

Linda Boyte Chandler by Elmer Louis Boyte, Jr Attorney-in-Fact

Elmer Louis Boyte, Jr.

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STATE OF TENNESSEE
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elmer Louis Boyte, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of July 19 79

Commission expires 3/5/83

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON this 30th day of July, 1979., before me, the undersigned, a Notary Public in and for said County and State personally appeared Elmer Louis Boyte, Jr. to me known to be the person who executed the foregoing instrument in behalf of John Louis (Jack) Boyte, Susan Boyte Parker and Linda Boyte Chandler and acknowledged that he executed the same as the free act and deed of said John Louis (Jack) Boyte, Susan Boyte Parker and Linda Boyte Chandler

Witness my hand and official seal at Nashville, this 30th day of July, 1979.

Commission E xpires: 3/5/83

Notary Public

WARRANTY DEED

FROM

John Louis Boyte, Susan Boyte Parker, Linda Boyte Chandler and Elmer Louis Boyte, Jr.

TO

Harold E. Bailey et ux

Shirley D. Bailey

F 45380

mail

IDENTIF. REFERENCE

AUG 10 9 12 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

INDEPENDENT TITLE COMPANY
Suite 1704 - 17th Floor
One Commerce Place
Nashville, Tn. 37239
(615) 242-9612

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

RECEIVED OF BOOK 5479 PAGE 990

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
			45450.00- CO	
			118.04 CO TX	
			.50 PRFE	
			6.00 WDED	
			CHECK 124.54-	
3063A08/10/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 45380

IDENTIF. REFERENCE

AUG 10 9 12 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 703602