4471 02/26 59.80- CHECK

BOOK 5570 PAGE 41 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,500.00

Tom G. Coleman, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 19 80.

Notary Public

MY COMMISSION EXPIRES: 8-3-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1702 Parkway Towers, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DWAYNE W. BAILEY (NAME)	Roberts Realty (NAME)	Map 83-5-2
Rt. 5, Box 86 (STREET ADDRESS OR ROUTE NUMBER)	Stahlman Building (STREET ADDRESS)	27W-19235
Franklin, Tenn. 37064 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (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, LOLA M. AUSTIN, TRUSTEE with full power to sell, mortgage, transfer or otherwise convey without the joinder or disclosure of any beneficiaries

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DWAYNE W. 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:

Land in Davidson County, Tennessee, being the East 50 feet of the South 208 feet of a 100-foot lot out of Lot No. 6 conveyed to J. B. Robinson, Trustee, by deed of record in Book 714, Page 305, Register's Office for said County, and being part of Lot No. 6 of the division of the lands of John Hobson, deceased, of record in Minute Book "L", Page 363, Circuit Court for said County and described as follows:

Beginning at a point in the North margin of Seymour Avenue 623 feet East of the East margin of McFerrin Avenue; thence northerly 208 feet to a point; thence easterly 50 feet to a point; thence southerly 208 feet to the North margin of Seymour Avenue; thence with the margin of the same westerly 50 feet to the beginning.

Being the same property conveyed to Lola M. Austin, Trustee, with full power to sell, mortgage, transfer or otherwise convey without the joinder or disclosure of any beneficiaries, by deed from Property Traders, Inc., a Tennessee corporation, of record in Book 5568, Page 391, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a wrap-around mortgage held by Property Traders, Inc., in the amount of $19,000.00, of record in Book 5568, Page 391, said Register's Office, which is subordinate to a deed of trust of record in Book 5384, Page 271, said Register's Office.

Grantee will comply with the escrow requirements in Book 5568, Page 391, said Register's Office.

This house is being sold as is, where is, with no warranties as to fitness and condition.

This is unimproved ( ) improved (X) property, known as 1005 Seymour Avenue (House Number) (Street) Nashville, Tennessee (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 my hand this 14th day of February, 1980

Lola M. Austin, Trustee

STATE OF TENNESSEE
Davidson County

BOOK 5570 PAGE 42

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LOLA M. AUSTIN, TRUSTEE with full power to sell, mortgage, transfer or otherwise convey without the joinder or disclosure of any beneficiaries

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 1980.

Commission expires 8-3-80

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

WARRANTY DEED

FROM
LOLA M. AUSTIN, TRUSTEE

TO
DWAYNE W. BAILEY

F 77883

IDENTIF. REFERENCE

FEB 26 9 40 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5570 PAGE 43

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

20500.00- CO
53.30 CO TX
.50 PRFEE
6.00 WDEED
CHECK 59.80-
4471A02/26/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 77883

IDENTIFICATION REFERENCE

FEB 26 9 40 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 743719