FORM NO. WD-1

4823 02/27 179.40- CHECK

BOOK 5570 PAGE 826

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,453.09

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 1980

Notary Public

MY COMMISSION EXPIRES: 4-7-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, ATTORNEYS 20th Floor, 1st American Center, Nashville, Tn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack M. Bailey (NAME)	First Tennessee Bank, N.A. Mortgage Loan Division	Map 102-14
817 Clematis Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 47[illegible] (STREET ADDRESS)	Par 64
Nashville, Tn. 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee - 38101 (CITY) (STATE) (ZIP)	8DZ-54345

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, RUSSELL J. FORNATOR and wife, TERESA M. FORNATOR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACK M. BAILEY and wife, BESSIE BAILEY and Sandra Faye Bailey, their daughter

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 Lot No. 324 on the Plan of Brook Meade, Section 9, as of record in Book 2331, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Russell J. Fornator and wife, Teresa M. Fornator by deed from R. C. Cutsinger and Jerry S. Talley, of record in Book 5362, page 285, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to First Tennessee Bank, of record in Book 5362, page 287, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

For power of atty see Bk 5557 p 557.

This is improved (XX) unimproved ( ) property, known as 817 Clematis Drive, Nashville, Tennessee 37205
(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 hands this 19th day of February, 1980

Russell J. Fornator — Teresa M. Fornator

By Julius A. Mazer Jr. Attorney in Fact — By Julius A. Mazer Attorney in Fact

STATE OF TENNESSEE
Davidson County

BOOK 5570 PAGE 827

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell J. Fornator and wife, Teresa M. Fornator by and through their lawful & proper attorney in fact Julius G. Schneider Jr. 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 19th day of February 19 80

Commission expires 6-17-83

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

RUSSELL J. FORNATOR, et ux

TO

JACK M. BAILEY, et ux

F 7 8 1 6 2

IDENTIF. REFERENCE

FEB 27 11 00 AM '80

FELIX E. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5570 PAGE 828

RECEIVED OF _____

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
			66453.09- CO	
			172.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 179.40-	
4823A02/27/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 7 8 1 6 2

IDENTIF. REFERENCE

FEB 27 11 08 AM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 744062