2328 07/30 167.70- CHECK

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

Dennis H. Donovan
Affiant

62,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 1980.

Notary Public

MY COMMISSION EXPIRES: 1-31-81

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis H. Donovan (NAME)	Greater Suburban Mortgage Company (NAME)	147-4
271 Wallace Road (STREET ADDRESS OR ROUTE NUMBER)	2381 Mariner Square Dr., 400-B (STREET ADDRESS)	PARCEL 75
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Alameda, California 94501 (CITY) (STATE) (ZIP)	5DU 06006

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, Mildred W. Bailey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis H. Donovan and wife Yvonne F. Donovan

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. 169 on the Plan of Hillbrook Subdivision - Section 3, which is of record in Book 3300, Page 84, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to John Cecil Bailey and wife, Mildred W. Bailey, by deed of record in Book 3981, Page 696, Register's Office for Davidson County, Tennessee. The said, John Cecil Bailey, now being deceased, title is vested in Mildred W. Baily, by rights of survivorship.

THIS conveyance is subject to restrictions of record in Book 3460, Pag 295, Register's Office for Davidson County, Tennessee.

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

F 9 9 7 1 5

IDENTIF. REFERENCE

JUL 30 8 45 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

This is Unimproved ( ) Improved ( ) property, known as 271 Wallace Road (House Number) (Street) Nashville, TN 37211 (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 28th day of JULY, 19 80

Mildred W. Bailey

Mildred W. Bailey

BOOK 5630 PAGE 492

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 Mildred W. Bailey

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 28TH day of JULY 1980.

Commission expires 1-21-81

Notary Public

STATE OF TENNESSEE

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

Mildred W. Bailey

TO

Dennis H. Donovan

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5630 PAGE 493

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
			6801 .10- CO	
			161.20 CO TX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK 167.70-	
2306A07/30/80			BAL .0-	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.99715

IDENTIF. REFERENCE

JUL 30 8 45 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 770516