7820 10/14 175.50- CHECK

BOOK 5663 PAGE 644

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 65,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER 19 80.

Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Willie T. Bailey (NAME) | Metropolitan Mortgage Fund, Inc. (NAME) | 66-4 |
| Route 2, River Road (STREET ADDRESS OR ROUTE NUMBER) | 500 Montgomery Street (STREET ADDRESS) | 8016500 |
| Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP) | Alexandria, VA 22314 (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, Jodey M. McGuire et ux Frances McGuire

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie T. Bailey et ux Stephanie P. Coursey 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 the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, described according to a survey of John B. Kohl, III, Tennessee Registered Land Surveyor No. 100, dated October 6, 1980, as follows:

BEGINNING at a point in the center of River Road, the easterly corner of the property conveyed to Joe R. Towns, by deed from T. L. Lee and wife, as of record in Book 1236, page 190, Register's Office for said County; thence, along what was Towns' easterly line and said line extended, S 12° 15' W 646.47 feet to a point; thence, S 72° E 347.82 feet to a point; thence, N 37° E 439.56 feet to the centerline of Old River Road; thence along the centerline of Old River Road, around a slight curve in an approximate direction of N 42° 30' W, a distance of 417.1 feet to a point of intersection of said Old River Road and present River Road; thence, with the center of River Road, 60° 50' W 200 feet to the point of beginning.

BEING the same property conveyed to Jodey M. McGuire and wife, Frances McGuire by deed from Gordon E. Drake and wife, Irene W. Drake, of record in Book 5183, page 713, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jodey M. McGuire and Frances McGuire by N. Douglas Milligan as their Attorney in Fact pursuant to Powers of Attorney being recorded in the Register's Office for Davidson County, Tennessee, simultaneously herewith.

unimproved ( )
This is improved (XX property, known as Route 2, River Road Nashville, TN 37209
(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 10TH day of OCTOBER, 19 80

Jodey M. McGuire
BY: N. Douglas Milligan
N. Douglas Milligan
Attorney in Fact

Frances McGuire
BY: N. Douglas Milligan
N. Douglas Milligan
Attorney in Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jodey M. McGuire et ux Frances McGuire

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 10TH day of OCTOBER 19 80

Commission expires _____

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
Jodey M. McGuire

TO
Willie T. Bailey

G 1 2 2 0 4

IDENTIF. REFERENCE

OCT 14 9 17 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TENN

return to: row 1, box 8 jc

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

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 N. Douglas Milligan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Jodey M. McGuire and Frances McGuire as their Attorney in Fact as the free act and deed of the within named Jodey M. McGuire and Frances McGuire.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of October, 1980.

NOTARY PUBLIC

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 1-22-84

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | 65000.00- | CO | |
| | | 169.00 | CO TX | |
| | | .50 | PRFEE | |
| | | 6.00 | WDEED | |
| | | | CHECK | 175.50- |
| 7820A | 10/14/80 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.2.2.0.4

T

IDENTIF. REFERENCE

Oct 14 9 17 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY

**No.** 785489