BOOK 5683 PAGE 924

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,300.00

X Ernest L. Lannom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF November, 19 80.

Robert F. Adams
Notary Public

MY COMMISSION EXPIRES: 2-15-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest L. Lannom (NAME)	Same (NAME)	73-9-213
1913 Rosebank Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn 37216 (CITY) (STATE) (P. O. ZIP)	(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, Alice M. (Marie) Bailey Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest L. Lannom and wife, Doris J. Lannom

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. 19 on the Plan of Section 1, Henderson Gardens, as of record in Book 2900, page 75, Register's Office for said County.

Said Lot No. 19 fronts 100 feet on the southerly side of Rosebank Avenue and runs back 169 feet on the easterly line and 161 feet on the westerly line to a dead line in the rear on which it measures 100.5 feet.

Being the same property conveyed to Robert E. Bailey and wife, Alice M. Bailey, by deed from Paul O. Honomichl and wife, LaNora T. Honomichl, of record in Book 4233, page 463, Register's Office for Davidson County, Tennessee. The said parties having since divorced, the interest of Robert Ernest Bailey having been divested from him and vested in Alice Marie Bailey, by Final Decree of the Probate Court for Davidson County, Tennessee, of record in Minute Book 16C, page 1042, Circuit Court Clerks Office for Davidson County, Tennessee, a copy of which is of record in Book 5392, page 855, Register's Office for Davidson County, Tennessee. The said Alice M. (Marie) Bailey, now being Alice M. (Marie) Bailey Smith.

This conveyance is made subject to Restrictive covenants of record in Book 3031 page 604, said Register's Office; the Plan of record in Book 2900, page 75, said Register's Office, which shows an Owner's Certificate, certain setback lines and easements; and Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville, of record in Book 4145, page 573, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1913 Rosebank 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 our hand s this 24 day of November, 19 80

Alice M. Bailey Smith
Alice M. (Marie) Bailey Smith,
unmarried

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alice M. (Marie) Bailey Smith, unmarried

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 24th day of November 1980.

Commission expires 4-22-84

Gloria D. Scruggs
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

ALICE M. (MARIE) BAILEY SMITH

UNMARRIED

TO

ERNEST L. LANNOM AND WIFE,

DORIS J. LANNOM

G 1.9451

RUSH

IDENTIF. REFERENCE

DEC 1 9 49 AM '80

FELIX Z. WILSON JR. 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 _____

FOR BOOK 5683 PAGE 926

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
			42300.00- CO	
			109.98 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 116.48-	
6999A12/01/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G1.9451

IDENTIF. REFERENCE

DEC 1 9 49 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 794372