This Form furnished by Attorneys Title Company, Inc.

BOOK 5821 PAGE 397

Form No. WD-3

FROM

Heirs at law of Nellie Phelan Ragan

TO

Carl G. Bailey and wife, Janis M. Bailey

For draftsman's use

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl G. Bailey et ux. (NAME)	Carl G. Bailey (NAME)	Part of Map 24
804 Sylvania Drive (STREET ADDRESS OR ROUTE NUMBER)	804 Sylvania Drive (STREET ADDRESS)	Parcel 10
Nashville, Tenn 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

Nov 23 9 22 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November 19 81

Notary Public

MY COMMISSION EXPIRES: Feb. 12, 1983

(AFFIX SEAL)

669072

9310 11/23 157.70- CHECK

For and in Consideration of the sum of FIFTY SEVEN THOUSAND AND NO/100ths----------

----------($57,000.00)---------- **DOLLARS**

cash in hand paid by Carl G. Bailey and wife, Janis M. Bailey, the receipt of which is hereby acknowledged, WE, BETTIE P. SPAIN, CHARLIE HORACE PHELAN, SR. ANNIE P. STEPHENS, GEORGIA P. BOYCE, ETTA VIRGINIA BEARDEN, ROSALEE M. ROACH, AND J. W. MILLER

have bargained and sold, and by these presents do transfer and convey unto the said CARL G. BAILEY AND WIFE, JANIS M. BAILEY, 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 Second District of Davidson County, Tennessee, being Tract No. 2 on the Plan of Division of the Nellie Phelan Ragan (deceased) property, and more particularly described according to a survey prepared by Donald R. Carver, Surveyor, Lic. #271, dated September 25, 1981, as follows:

Beginning at an iron pin in the westerly line of Brick Church Pike, this point being the southeast corner of Tract No. 1 and the southwest corner of this tract; thence leaving said road along the northeasterly line of Tract No. 1, North 54° 08' West for a distance of

656.00 feet to an iron pin; thence North 61° 00' West for a distance of 445.00 feet to an iron pin, the northeast corner of Tract No. 1, thence South 36° 30' West for a distance of 160.00 feet to an iron pin, the northwest corner of Tract No. 1; thence North 55° 15' West for a distance of 1354.45 feet to a point, the northwest corner of this tract; thence North 29° 56' East for a distance of 243.15 feet to an iron pin; thence South 59° 11' East for 1633.66 feet to an iron pin East of a private cemetery; thence North 34° 45' East for a distance of 220.00 feet to a point in the southerly margin of Brick Church Pike; thence South 41° 00' East for a distance of 40.00 feet; thence South 48° 45' East for a distance of 280.00 feet to the beginning of a curve with a radius of 200.00 feet; thence along said curve for a distance of 205.36 feet to a point; thence along said road line South 37° 15' West for a distance of 200.00 feet to the beginning, containing 11.70 acres, more or less.

Being part of the same property conveyed to Rosetta Phelan for and during her natural life, and at her death to Nellie Phelan Ragan, by deed from Nellie Phelan Ragan, W. Henry Phelan, C. Horace Phelan, Annie Phelan Stephens, Georgia Phelan Boyce, Birdie Phelan Miller, and Rosetta Phelan of record in Book 1316, page 309, Register's Office for Davidson County, Tennessee. The said Rosetta Phelan having since conveyed her life estate in and to said land, to Nellie Phelan Ragan, by deed of record in Book 4019, page 145, Register's Office for Davidson County, Tennessee. The said Nellie Phelan Ragan having since died.

This conveyance is made subject to a driveway easement for ingress and egress to and from Brick Church Pike to Tract No. 3, as shown on survey prepared by Donald R. Carver, Surveyor, Lic. #271, dated September 25, 1981, and subject to all rights of ingress and egress thereto to a cemetery located on the premises.

The property as hereindescribed is not the usual place of residence of the grantors or their spouses.

The said C. H. Phelan, Sr., and Charlie Horace Phelan, Sr. being one and the same person.

This is { unimproved ( ) / improved ( ) } property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carl G. Bailey and wife, Janis M. Bailey, their _____ heirs and assigns, forever.

And we do covenant with the said Carl G. Bailey and wife, Janis M. Bailey _____ 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.

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 Carl G. Bailey and wife, Janis M. Bailey, their _____ heirs and assigns against the lawful claims of all persons whomsoever.

Witness hand s this 11th day of November, 19 81, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bettie P. Spain

Bettie P. Spain

C H Phelan Sr

Charlie Horace Phelan, Sr.

Annie P. Stephens

Annie P. Stephens

Georgia P. Boyce

Georgia P. Boyce

Etta Virginia Bearden

Etta Virginia Bearden

Mrs. Rosalee M. Roach

Rosalee M. Roach

J. W. Miller

J. W. Miller

Form No. WD3b

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Bettie P. Spain, Charlie Horace Phelan, Sr. Annie P. Stephens, Georgia P. Boyce, Etta Virginia Bearden, Rosalee M. Roach, ~~and XXXXXXXXXXXXXXX~~

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 4th day of November, 1981

Jo Ann Smith, Notary Public

Commission Expires July 12, 1983

STATE OF TENNESSEE
County of SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. W. Miller

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 4th day of November, 19 81

Donna J. Meigs, Notary Public

Commission Expires [illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be .....,

.....of the .....,

the within named bargainor, a corporation, and that .....he as such .....,

being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in .....,

this .....day of ....., 19.....

....., Notary Public.

Commission expires .....

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
			57000.00- CO	
			148.20 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 157.70-	
9310A	11/23/81		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

669072

RECEIVED FOR RECORD

Nov 23 9 22 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 854361