# WARRANTY DEED

BOOK 5949 PAGE 692

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00

x Samuel Hambrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF Oct. 1982

Notary Public

MY COMMISSION EXPIRES: 10-21-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| SAMUEL HAMBRICK (NAME) | SAME (NAME) | 105-13 Par 245 |
| 3209 Dove Place (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville TN. 37218 (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, DWAYNE W. BAILEY AND WIFE, EDITH A. BAILEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAMUEL HAMBRICK AND WIFE, LINDA FAYE HAMBRICK

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:

TRACT I:

BEING PART OF AN UNRECORDED LOT ON THE PLAN OF THE W.L.B. LAWRENCE TRACT, AS OF RECORD IN BOOK 21, PAGE 148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF TENTH AVENUE, SOUTH, FORMERLY POMERY AVENUE, AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO CITY OF NASHVILLE BY DEED FROM ROBERT M. HUDSON AND WIFE, OF RECORD IN BOOK 967, PAGE 248, SAID REGISTER'S OFFICE, SAID POINT BEING 425 FEET, MORE OR LESS, NORTH OF THE NORTHERLY MARGIN OF CARUTHERS AVENUE; THENCE WITH THE WESTERLY MARGIN OF TENTH AVENUE, SOUTH, NORTHWARDLY 65 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO ROBERT A. WAGGONER BY DEED FROM MARTIN L. WADE AND WIFE, OF RECORD IN BOOK 910, PAGE 728, SAID REGISTER'S OFFICE; THENCE WITH THE SOUTHERLY LINE OF SAID WAGGONER PROPERTY WESTWARDLY 150 FEET, MORE OR LESS, TO ANOTHER CORNER OF SAID CITY PROPERTY; THENCE WITH THE LINE OF SAID CITY PROPERTY NORTHWARDLY 65 FEET AND EASTWARDLY 150 FEET, MORE OR LESS, TO THE BEGINNING.

TRACT II:

BEING PART OF THE OLD W.L.B. LAWRENCE TRACT IN WAVERLY PLACE, AS OF RECORD IN BOOK 21, PAGE 148, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF 10TH AVENUE, SOUTH, FORMERLY POMERY AVENUE, IN THE SOUTH LINE OF LOT NO. 5 IN SAID PLAN; THENCE WITH THE SOUTH LINE OF SAID LOT NO. 5, WESTWARDLY 150 FEET, THE NORTHEAST CORNER OF A PART OF SAID PROPERTY CONVEYED TO THE CITY OF NASHVILLE BY DEED FROM ROBERT A. WAGGONER AND WIFE, OF RECORD IN BOOK 936 PAGE 545, SAID REGISTER'S OFFICE; THENCE SOUTHWARDLY ALONG THE LINE OF (OVER)

~~unimproved~~ improved
This is improved ( ) property, known as (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 12th day of OCTOBER, 1982

Dwayne W. Bailey
DWAYNE W. BAILEY

Edith A. Bailey
EDITH A. BAILEY

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5949 PAGE 693

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DWAYNE W. BAILEY AND WIFE, EDITH A. BAILEY

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, TN. this 12 day of OCTOBER, 1982

Commission Expires 10-21-84 Notary Public.

STATE OF
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 purpose 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

*SAID LOT CONVEYED TO THE CITY 50 FEET TO THE NORTHERLY MARGIN OF THE R.M. HUDSON TRACT; THENCE WITH HUDSON'S NORTH LINE, EASTWARDLY PARALLEL TO THE FIRST LINE 150 FEET TO THE WESTERLY MARGIN OF 10TH AVENUE, SOUTH; THENCE WITH THE MARGIN OF THE SAME NORTHWARDLY 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DWAYNE W. BAILEY AND WIFE, EDITH A. BAILEY BY DEED FROM EMILY LINN KESTERSON, UNMARRIED AS OF RECORD IN BOOK 5530, PAGE 989, SAID REGISTER'S OFFICE.

THERE IS A FIRST MORTGAGE ON THIS PROPERTY. GRANTOR HIS HEIRS AND ASSIGNES AGREED AND PROMISES TO PAY THE FIRST MORTGAGE IMMEDIATELY UPON RECEIPT OF PAYMENT FROM THE GRANTEE HEREIN.

WARRANTY DEED H 12476

FROM DWAYNE W. BAILEY ET UX

TO SAMUEL HAMBRICK ET UX

IDENTIF. REFERENCE

OCT 13 1 47 PM '82 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

TITLE INSURED BY POLICY NUMBER:

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

Title Associates, Inc. Livery of Service

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York

P. O. Box 40055 Tenn. 37214

3891 10/13 104.00- CHECK

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR BOOK 5949 PAGE 694

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 37500.00- CO | |
| | | | 97.50 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 104.00- | |
| | | | 3891A10/13/82 BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

H 1:2 4:7:6

IDENTIF. REFERENCE

OCT 13 1 47 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 904582