This instrument was prepared by KENNETH M. BALLEW, Attorney at Law, 333 Gallatin Road, Madison, TN 37115

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| R. D. Stein | same | 15DA-3165 |
| (NAME) PO Box 100586 | (NAME) | 72-10-195 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn 37210 | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

BOOK 6011 PAGE 226

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ($10.00) *Dollars,* cash in hand paid by the grantee hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance of a certain indebtedness payable to Allstate Enterprises Mortgage Company in the original principal amount of $24,250.00, and secured by a deed of trust of record in Book 4988, page 191, Register's Office for Davidson County, Tennessee;

I, FRED BAILEY,

*have this day bargained and sold, and do hereby transfer and convey unto the said* R. D. STEIN

his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 34 and the east 4 feet of Lot No. 35 on the Plan of Eastmoore Place, as of record in Book 547, pages 177-178, Register's Office, Davidson County, Tennessee.

Said Lot and part of Lot adjoin and front together 60 feet on the south side of East Delmas Avenue, and extends back between parallel lines 234.3 feet to a dead line.

Being the same property conveyed to Fred Bailey, a single man, by deed from Ada J. Hutcheson, now Rois, of record in Book 5880, page 521, Register's Office for said County.

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Mark J. E. Hopkins, Trustee, joins in this conveyance to convey any right he or those under him, may hold as a result of any unrecorded documents.

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For the purpose of this conveyance, Fred Bailey and Fred E. Bailey, Jr. is one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $35,000

Subscribed and sworn to before me, this the 30 day of April 19 83

R D Stein
Affiant

My commission expires: 10-30-85 (Affix Seal)

Notary Public

This is improved (xx) unimproved ( ) property, known as 1112 Delmas Avenue, Nashville, TN 37206
(House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* R. D. Stein, his *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* R. D. Stein, his *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 14th *day of* March, 19 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mark J. E. Hopkins, Trustee
Mark J. E. Hopkins, Trustee

X Fred Bailey
Fred Bailey

BY: Florence S. King
Florence S. King, Attorney in Fact

STATE OF TEXAS

COUNTY OF Tom Green

BOOK 6041 PAGE 227

Personally appeared before me on this 4 day of April, 1983, FLORENCE S. KING to me known to be the person who executed the foregoing instrument in behalf of FRED BAILEY, and acknowledged that she executed the same as the free act and deed of the said FRED BAILEY.

JEAN TOMLINSON

Jean Tomlinson
NOTARY PUBLIC

My commission expires: 4-11-85

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* .....

STATE OF ~~TENNESSEE~~ Kansas
COUNTY OF ~~DAVIDSON~~ Lafayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK J. E. HOPKINS, TRUSTEE, the within named 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 Lawrence, Kansas, ~~Tennessee~~, this 14th day of March, 1983.

W. HUGHES NOTARY PUBLIC LAFAYETTE COUNTY, KANSAS

W D Hughes
Notary Public

My commission expires: 3-9-86

RUSH

H 4 2 8 9 2

IDENTIF. REFERENCE

APR 20 2 16 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

WARRANTY DEED

FROM

TO

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6041 PAGE 228

| | | |
|---|---|---|
| CO -CONVEYANCE | CC -CERTIFIED COPY | MISC -MISCELLANEOUS |
| MO -MORTGAGE | REL -RELEASE | COTX -STATE TAX CONVEY |
| WD -WARRANTY DEED | UCC -UNIFORM COMMERCIAL CODE | MOTX -STATE TAX MORT |
| TD -TRUST DEED | | PRFEE -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 35000.00- CO | |
| | | | 91.00 CO. TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 97.50- |
| | | | 1520A04/20/83 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 2 8 9 2

IDENTIF. REFERENCE

APR 20 2 17 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 943210