WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Bailey L. Orton	Molton, Allen & Williams	86-7 44
(NAME) 1052 Jacksons Valley Rd.	(NAME) P.O. Box 10025	aE
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tn. 37076	(STREET ADDRESS) Birmingham, Alabama 35202	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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, I,

Josephine W. Marlin, unmarried, hereinafter called the Grantor,

BOOK 6363 PAGE 305

have this day bargained and sold, and do hereby transfer and convey unto the said Bailey L. Orton and wife, Bonnie J. Orton

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

Land in Davidson County, Tennessee, being Lot No.28 on the plan of Jackson's Retreat, Phase 1, Section 2, as of record in Book 5200, page 335, and amended in Book 5972, page 96, Register's Office for said county.

Said Lot No. 28, fronts 65 feet on the southerly side of Jackson's Valley Road and extends back 156.66 feet on the westerly line and 130 feet on the easterly line to a dead line in the rear measuring 70.25 feet thereon.

Being the same property conveyed to Josephine W. Marlin, unmarried, by deed from Randall Phillips Builders, Incorporated as of record in Book 6095, page 188 said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 6095, page 191, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater, for this transfer is $ 57,727.00

Subscribed and sworn to before me, this the 17th day of August, 19 84

Affiant

My commission expires: 10-21-84 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1052 Jacksons Valley Road Hermitage, Tn. 37076.
(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 Grantee *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 17th *day of* August, 19 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Josephine W. Marlin
Josephine W. Marlin

08/20 156.52 - CHECK

3532

STATE OF TENNESSEE }
COUNTY OF }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josephine W. Marlin, unmarried

the within named 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 17th day of August, 1984.

Notary Public

Commission expires 10-21-84

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STATE OF TENNESSEE }
COUNTY OF }

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.....

THIS INSTRUMENT WAS PREPARED BY:
William G. Traber, Attorney, 107 Donelson Pike Nashville, Tn. 37214S

1 4 4 1 4 8

IDENTIF. REFERENCE

AUG 20 1 57 PM '84

FELIX A. ROBERTSON, JR. REGISTER
DAVIDSON COUNTY, TN

mail to:

William G. Traber
P. O. Box 140255
Nashville, Tenn. 37214

WARRANTY DEED

FROM
Josephine W. Marlin, Single

TO
Bailey L. Orton

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

Tennessee Agent of

U.S.LIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6363 PAGE 307

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			57727.00- CAMT.	
			150.02 CSTAX	
			.50 PRFEE	
			6.00 WDETD	
			CHECK	156.52-
			3532A08/20/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 4: 4: I: 4: 8

IDENTIF. REFERENCE

AUG 20 1 57 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0062273