# WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ 60,319.99.

William R. Chest
Affiant

SWORN to and subscribed before me on this the 11th day of July, 1986.

J. K. Woodard
NOTARY PUBLIC

My Commission Expires: Jan. 25, 1989

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| Ms. Mary K. Chest | Manufacturer's Hanover | 15DA-6850 |
| 1028 Iverson Avenue | P. O. Box 9090 | 72-6-36 |
| Nashville, TN 37216 | Farmington Hills, Michigan 48018 | |

**FOR AND IN CONSIDERATION** of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **GLENN BAILEY and wife, PAULA BAILEY,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **MARY KATHERINE CHEST** and **WILLIAM R. CHEST, JR., joint tenants with right of survivorship,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Sumner County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 64 on the Plan of Maynor Place, of record in Book 843, Page 24, Register's Office for said County.

SAID Lot No. 64 fronts 60 feet on the southerly margin of Iverson Avenue and extends back between parallel lines 160 feet to a dead line.

BEING the same property conveyed to GLENN BAILEY by Deed from MICHAEL S. KASZYSKI and wife, DOROTHY G. KASZYSKI of record in Book 5810, Page 627, Register's Office for Davidson County, TN.

The said PAULA BAILEY joins in this conveyance to convey any marital or other rights she may have in said property by reason of her marria e to the said GLENN BAILEY.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by Deed of Trust to Greater Suburban Mortgage Company of record in Book 5449, Page 992, said Register's office.

This is improved property known as 1028 Iverson Avenue, Nashville, Tennessee.

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**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, 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 hands this 18th day of July, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Glenn Bailey
GLENN BAILEY

Paula Bailey
PAULA BAILEY

STATE OF TENNESSEE

COUNTY OF SUMNER

**BEFORE** me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, GLENN BAILEY and wife, PAULA BAILEY, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Hendersonville, TN, this the 18th day of July, 1986.

J. K. Martin
NOTARY PUBLIC

My Commission Expires: Jan 25, 1989

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIFICATION REFERENCE

22844

Jul 21 2 13 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**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 |
|---|---|---|---|---|
| | | | | |

60314.30-
168.00
.50
6.50
175.34-
9994A07/21/86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22844

IDENTIF. REFERENCE

JUL 21 2 13 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 273313