This Instrument Prepared By:
WILLIAM G. TRABER, ATTORNEY AT LAW
107 Donelson Pike
P. O. Box 140255
Nashville, TN 37214

BOOK 6958 PAGE 718

ADDRESS NEW OWNER:
James F. Stout
1728 Ordway Place
Nashville, TN.

SEND TAX BILLS:
Same

MAP-PARCEL:
92-7
Part 249
Is

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Dwayne W. Bailey and wife, Edith Bailey, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James F. Stout, solely, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot No. 4 on the plan of Brown and Triggs Subdivision of Mc Nairy, 50 x 192, Field Book 11W 6595, Map 92-7-249, known as 2313 Booker Street, Nashville, Tennessee.

Being the same property conveyed to Dwayne W.. Bailey, solely by Quitclaim Deed from Don Etheridge, a single person, as of record in Book 6576, page 958, said Register's Office.

James F. Stout is an unmarried person.

This is ~~unimproved~~ improved property known as 2313 Booker Street, Nashville, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 22nd day of August, 1986.

Dwayne W. Bailey

Edith Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dwayne W. Bailey and wife, Edith Bailey, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 22 day of August, 1986.

NOTARY PUBLIC

My Commission Expires: 10-24-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $19,200.00.

AFFIANT

Subscribed and sworn to before me this 22 day of August, 1986.

NOTARY PUBLIC

My Commission Expires: 10-24-88

IDENTIFICATION REFERENCE

35035

AUG 25 3 04 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

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

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

9200.00- CAMT.
53.75 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 60.25-
3990AC8/25/96 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35035

IDENTIFICATION REFERENCE

AUG 25 3 04 PM '96

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 286980