THIS INSTRUMENT WAS PREPARED BY

James L. Fuqua, Jr., Atty., 919 W. Main St., Hendersonville, TN 37075

STATE OF TENNESSEE)
COUNTY OF Davidson)

The Actual Consideration or Value, Whichever is Greater, For This Transfer is ~~$10,000~~ $95,000.00

Neblo Oscar Bailey

SUBSCRIBED AND SWORN TO BEFORE ME, this the 8th day of October, 1986.

Commission Expires 3-11-90

Linda E. Bugg
NOTARY PUBLIC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Wm. Jere Bailey 8547 Newsom Station Rd. Kingston Springs, TN 37082	Wm. Jere Bailey 8547 Newsom Station Rd Kingston Springs, TN 37082	104-10 Parcel 138

WARRANTY DEED

BE IT REMEMBERED THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS of which has been paid in cash by the grantees the receipt of which is hereby acknowledged.

Neblo Oscar Bailey (a single person), has this day bargained and sold, and by this deed does hereby transfer and convey unto Oscar D. Bailey and William Jere Bailey, their heirs and assigns, as tenants-in-common, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the west part of Lot No. 110 and the east part of Lot No. 111 shown on the unrecorded plan of R.W. Grizzard's Subdivision of part of the Bosley Tract, and more particularly described as follows:
>
> Beginning at a point in the northerly margin of Fairfax(formerly Jones) Avenue, said point being 20 feet eastwardly from the corner of Lots Nos. 111 and 112 on said unrecorded plan, and being also 123 feet and 9 inches eastwardly from the northeast corner of the intersection of Fairfax Avenue and Marlborough Avenue, the same being also the southeast corner of the property conveyed to Alex N. Dragnich and wife, Adele Dragnich, by deed from Edward T. Ramsdell and wife, Lucy Kingsley Ramsdell, of record in Book 2148, page 195, Register's Office for said County; thence with the northerly margin of Fairfax Avenue eastwardly 100 feet to a point in said margin of said Avenue which is 20 feet eastwardly from the common front corner of Lots Nos. 110 and 111 on said unrecorded plan, said point being also the southwest corner of the property conveyed to McCullough Partee and wife, Mary Elizabeth Partee, by deed from Ernest W. Goodpasture and wife, Katherine G. Goodpasture, of record in Book 2439, page 61, Register's Office for said County; thence northwardly 200 feet, more or less, to a point in the southerly margin of an alley, which said point is 34 feet eastwardly from the common rear corner of said Lots Nos. 110 and 111 on said unrecorded plan, and being also the northwest corner of the property conveyed to McCullough Partee and

wife, as aforsaid; thence with the southerly margin of said alley, westwardly 65 feet to a point which is 15 feet eastwardly from the common rear corner of said Lots Nos. 111 and 112 on said unrecorded plan, and being also the northeast corner of the property conveyed to Alex N. Dragnich and wife, as aforsaid; thence southwardly, along said Dragnich's easterly line, 200 feet, more or less, to a point in the northerly margin of Fairfax (formerly Jones) Avenue, the same being the point of beginning.

Being the same property conveyed to Neblo Oscar Bailey and wife, Earle T. Bailey, by deed from Jimmy B. Woodall of record in Book 4723, page 147. Earle T. Bailey is now deceased.

This property is improved property known as 402 Fairfax Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the real estate with the appurtenances, estate, title and interest thereto belonging to Oscar D. Bailey and William Jere Bailey, their heirs and assigns, as tenants-in-common forever. Neblo Oscar Bailey (a single person) covenants that he is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that it is unencumbered.

Neblo Oscar Bailey further covenants and binds himself, his heirs, and representatives to warrant and forever defend the title to the real estate to Oscar D. Bailey and William Jere Bailey, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Neblo Oscar Bailey has signed this deed on the 8th day of October, 1986.

Neblo Oscar Bailey
NEBLO OSCAR BAILEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before, Linda Benson, Notary Public, Neblo Oscar Bailey, with whom I am personally acquainted, and who acknowledged that he signed the within instrument for the purposes therein contained.

Witness my hand and official seal in Davidson County, Tennessee, this the 8th day of Oct, 1986.

Linda K. Benson
NOTARY PUBLIC

My Commission Expires:
3-11-90

69566

IDENTIFICATION REFERENCE

Dec 4 10 28 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7059 PAGE 158

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

950[illegible] .[illegible]0- CAMT.
26[illegible].00 CSTAX
.50 [illegible]
6.00 [illegible]
CHECK 272.50-
3197A12/04/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 5 6 6

IDENTIFICATION REFERENCE

DEC 4 10 29 AM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18996