BOOK 7248 PAGE 369 file box 8/cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Nicholas D. Bailey
3906 Utah Avenue
Nashville, TN. 37209

MORTGAGEE:
First Union Mortgage Corporation
4300 Six Forks Road
Raleigh, North Carolina 27609

MAP-PARCEL NUMBERS:
MAP 104-01
PARCEL 178
25W-03725

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Reba M. Raymaker, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Nicholas D. Bailey, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being the easterly 43.33 feet of Lot No. 3 on the plan of The Map of the Resubdivision of Lots 43 to 45 Inclusive, in West Grove Subdivision of record in Book 547, page 179, Register's Office for said County.

SAID portion of Lot No. 3, which is a corner lot, fronts 43.33 feet on the northerly margin of Utah Avenue and fronts 169.5 feet on the westerly margin of a 15-foot alley, and extends back 168.66 feet more or less, on the westerly line and 43.33 feet on the northerly line to a point of intersection.

Being the same property conveyed to Reba M. Raymaker by deed from James Leo Garmon and wife, Juanita Frances Garmon of record in Book 5586, page 789, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

29810

IDENTIFICATION REFERENCE

MAY 27 10 50 AM '87

PAUL A. ALSUP, REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 3906 Utah Avenue, Nashville, TN. 37209.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 26th day of May, 19 87.

Reba M. Raymaker

Reba M. Raymaker

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of May, 1987, before me personally appeared Reba M. Raymaker, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

My Commission Expires: Apr. 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7248 PAGE 361

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 37,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 26th day of May, 1987.

My Commission Expires: Nov 1, 1987

_____
Notary Public

WARRANTY DEED

from:
Reba M. Raymaker, unmarried

to:
Nicholas D. Bailey, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-26554

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

RECEIVED OF _____

FOR _____

BOOK 7248 PAGE 362

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
			37500.00- CAMT.	
			105.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	111.50-
171DA05/27/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29810

IDENTIFICATION REFERENCE

MAY 27 10 50 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 86166