BOOK 7308 PAGE 709

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00255006 B0135

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Frederick S. Lawrence, (NAME) | BarclaysAmerican/Mortgage (NAME) | 104-16 |
| 1713 Beechwood Ave (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 31728 | PARCEL 268 |
| Nashville Tn 37212 (CITY) (STATE) (ZIP) | Charlotte, N.C. 28231 (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100----------$10.00---------- *Dollars,*

Cash in hand paid by Frederick S. Lawrence, Gertrude Lawrence and Elizabeth A. Boyle and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

FILED JUL 28 2 28 PM '87 ALEX Z. WILSON, CLERK DAVIDSON COUNTY, TENN. IDENTIFICATION REFERENCE 50151

J. Stan Bailey

*have this day bargained and sold, and do hereby transfer and convey unto the said* Frederick S. Lawrence and Gertrude Lawrence and Elizabeth A. Boyle *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the West one-half of Lot No. 231 in the Belmont Land Company's plan of Lots called Belmont Heights, as of record in Book No. 421, page 34, of the Register's Office for said County.

Said westerly one-half of Lot 231 fronts 50 feet on the southerly side of Beechwood Avenue, and extends back 175 feet to an alley. Said lot extends back between parallel lines.

Being the same property conveyed to J. Stan Bailey and Cynthia T. Bailey by deed from Milton P. McClurkan and Ellen H. McClurkan of record in Book 6221, page 593, Register's Office of Davidson County, Tennessee.

By deed of record in Book 7110, page 376, Register's Office for Davidson County, Tennessee, Cynthia T. Bailey conveyed her one-half undivded interest in and to the above described property to J. Stan Bailey.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is $* 87,200.00

*Subscribed and sworn to before me this the* 15th *day of* July *19* 87

*Affiant:* Gertrude A Boyle

*My commission expires:* 3-11-90 *(Affix Seal)*

*Notary Public* Peter A Martin

*unimproved ( )*
*This is improved (XX) property, known as* 1713 Beechwood Avenue, Nashville, Tennessee 37212
*(House Number) (Street) P.O. Address: (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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* 15th *day of* July *19* 87*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. Stan Bailey

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA
COUNTY OF ~~DAVIDSON~~ RICHLAND

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*Personally appeared before me* the undersigned, *a Notary Public in and for said County and State* J. Stan Bailey

*the within named bargainor*, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Columbia ~~Nashville~~, ~~Tennessee~~ South Carolina
*this* 15th *day of* July, *19* 87

My Commission Expires June 9, 1990

*Commission expires* _____ *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public 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* _____ *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* _____

**WARRANTY DEED**

FROM

TO

Compliments of
**Chicago Title Insurance Company**
First Floor -- First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

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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 |
|---|---|---|---|---|
| | | | 67200.00- CONV.<br>241.15 STAX<br>.50 PRFEE<br>6.00 MISC<br>CHECK 250.65-<br>4971A07/28/87 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5015

IDENTIFICATION REFERENCE

JUL 28 2 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109034