THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Hans Saxer	same	Map 83-5
230 Carden Avenue		Parcel 2
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the exchange of like property of the same value by the hereinafter Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; 03CHECK 104.50

I, Dwayne W. Bailey

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Hans Saxer

hereinafter called the Grantee(s), their 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 East 50 feet of the South 208 feet of a 100-foot lot out of Lot No. 6 conveyed to J. B. Robinson, Trustee, by deed of record in Book 714, page 305, Register's Office for said County, and being part of Lot No. 6 of the division of the lands of John Hobson, deceased, of record in Minute Book "L", page 363, Circuit Court for said County and described as follows:

Beginning at a point in the North margin of Seymour Avenue 623 feet East of the East margin of McFerrin Avenue; thence northerly 208 feet to a point; thence easterly 50 feet to a point; thence southerly 208 feet to the North margin of Seymour Avenue; thence with the margin of the same westerly 50 feet to the beginning.

Being the same property conveyed to Dwayne W. Bailey by deed from Lola M. Austin, Trustee, of record in Book 5570, page 41, Register's Office for Davidson County, Tennessee. Edith A. Bailey joins in this conveyance to convey any interest she may have as the wife of Dwayne W. Bailey.

Taxes for the year 1988 are prorated and assumed by the Grantee herein.

( ) unimproved
This is (x) improved property at 1005 Seymour Avenue, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 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 2nd day of May, 1988.

Dwayne W. Bailey
DWAYNE W. BAILEY

Edith A. Bailey
EDITH A. BAILEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dwayne W. Bailey and Edith A. Bailey, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of May, 1988.

My Commission Expires:
1-3-89

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $35,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of May 1988.

My Commission Expires:
1-3-89

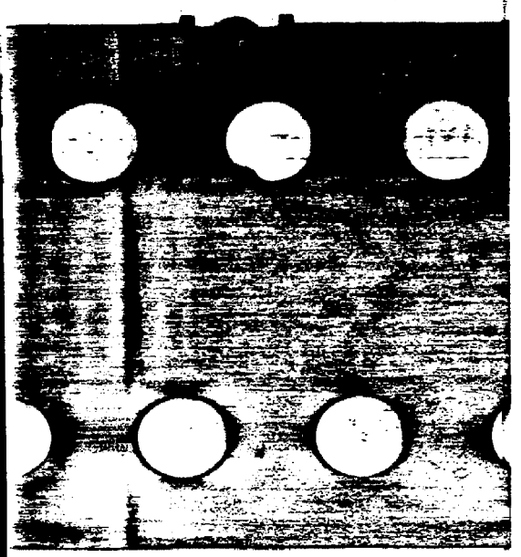
NOTARY PUBLIC

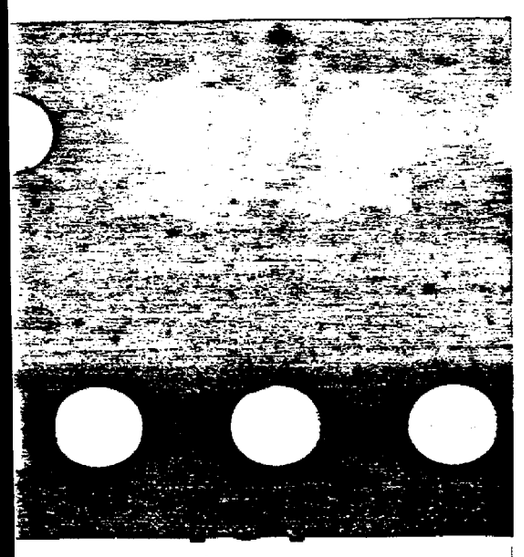
26480

IDENTIFICATION REFERENCE

MAY 3 9 34 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7532 PAGE 490

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 35000.00
CON TX 98.00
PRFEE 0.50
WDEED 6.00
TOTAL 104.50
CHECK 104.50

05/13/88 01 09:33 0001 2362

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26480

IDENTIFICATION REFERENCE

MAY 3 9 34 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 86646