BOOK 8195 PAGE 430 Box 58

(2)

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Anita L. Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 19 90

Ann B. Maddox
Notary Public

MY COMMISSION EXPIRES: 8-8-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Settles, Combos, et al, P. O. Box 56, First American Center, Nashville, TN 37237-0056

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Ben C. Bailey	Ben C. Bailey, et ux	BEING PART OF
(NAME) Lot 2, Wayside Court	(NAME) 4150 Scenic Drive	129-1-39 AND P/O
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn 37205	(STREET ADDRESS) Pegram, TN 37143	129-5-14
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph E. Sullivan and wife, Lindsey Griebel Sullivan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben C. Bailey and wife, Anita L. Bailey

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 2 of the Final Plat, Gullette & Sullivan Property, of record in Book 7900, page 195 (a re-subdivision of Lot No. 883 of West Meade Farms, Section II and Lot 1004 West Meade Farms) said Register's Office, to which plan reference is hereby made and being described as follows:

BEGINNING at a point in the easterly margin of Wayside Court S 69 deg. 02' 54" E, 330.15 feet; thence S 22 deg. 49' 45" W, 155.63 feet; thence S 34 deg. 37' 02" E, 150 feet; thence N 39 deg. 30' 07" E, 152.31 feet; thence N 34 deg. 37' 02" W, 100.00 feet; thence S 55 deg. 52' 00" W, 112.20 feet; thence N 13 deg. 59' 25" W, 472.58 feet to Wayside Court; thence northeasterly with a curve to the left having a radius of 40.00 feet to the point of beginning, containing 2.42 acres, more or less.

BEING part of the same property conveyed to Joseph E. Sullivan and wife, Lindsey Griebel Sullivan, by deed from Joan P. Katz and Ira R. Katz of record in Book 6353, page 177, Register's Office for Davidson County, Tennessee. AND BEING the same property conveyed to Joseph E. Sullivan and wife, Lindsey Griebel Sullivan, by deed from Jon M. Gullette and wife, Vickie S. Gullette, of record in Book 8193, page 625, Register's Office for Davidson County, Tennessee.

Taxes for the year 1990, a lien but not yet due and payable. Subject to all matters as shown on the Plans of Record in Book 7900, page 195; Book 2663, page 54-55; and Book 2331, page 103, Register's Office for said County. Restrictive covenants contained in an instrument of record in Book 2794, page 611, and Book 2493, page 247, Register's Office for said County. Subject to the Cross Use Agreement of record in Book 8195, page 428, said Register's Office.

unimproved (XX)
This is improved ( ) property, known as Lot 2, Wayside Court, Nashville, Tn 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 10th day of September 19 90

Joseph E. Sullivan

Lindsey Griebel Sullivan

STATE OF TENNESSEE
County of Davidson

BOOK 8195 PAGE 431

Personally appeared before me, Joseph E. Sullivan and wife, Lindsey Griebel Sullivan

with whom I am personally acquainted, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 19 90.

Commission expires 5-20-92

Ann B. Waddell
Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

09/13 0101 03CHECK 162.10

WARRANTY DEED

FROM

Joseph E. Sullivan and wife, Lindsey Griebel Sullivan

TO

Ben C. Bailey and wife, Anita L. Bailey

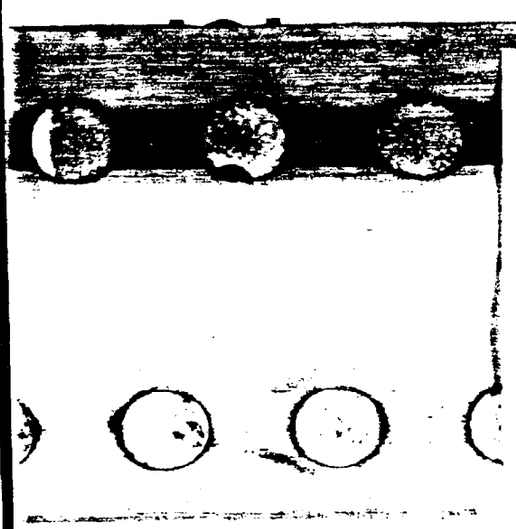
Prepared by:

57120

IDENTIFICATION REFERENCE

SEP 13 2 03 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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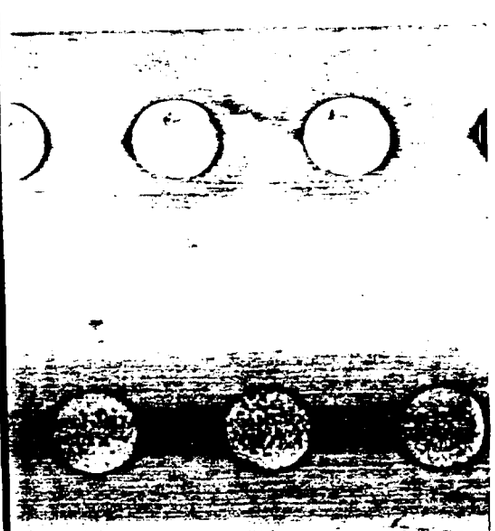
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 47000.00
CON TX 155.10
PRFEE 1.00
WDEED 6.00
TOTAL 162.10
CHECK 162.10

09/13/90 01 14:05 0001 8644

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



57120

IDENTIFICATION REFERENCE

SEP 13 2 03 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 355295