Mail

THIS INSTRUMENT PREPARED BY:
RONALD W. KILGORE, ATTORNEY
Court Square, P. O. Box 248
Charlotte, TN 37036

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand, paid by ANNIE BAILEY ELLIOTT, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, JAMES L. BAILEY, have this day bargained and sold, and by these presents do transfer and convey unto the said ANNIE BAILEY ELLIOTT, her heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 39 on the Map of Goodlettsville Heights, Section No. 2, as of record in Book 1424, Pages 120 and 121, Register's Office for said County, described as follows:

Beginning on the westerly margin of Moss Trail Road, at the corner of Lots Nos. 38 and 39; thence with the line between said two lots, Westwardly 350 feet; thence North 1 degree 5' East 115 feet to the southerly margin of an unnamed street; thence with same, Eastwardly 330 feet to the beginning of a curve; thence around said curve, with a radius of 20 feet, Southeastwardly 31.42 feet to the westerly margin of Moss Trail Road; thence with same, Southwardly 95 feet to the beginning.

Being the same property conveyed to James L. Bailey and wife, Fairrelle Brown Bailey, by deed from Robert N. Henley and wife, Catherine D. Henley, dated September 9, 1958, and of record in Book 2805, Page 553, Register's Office of Davidson County, Tennessee. Also being the same property title to which was vested in James L. Bailey upon the death of his wife, Fairrelle Brown Bailey, by reason of their tenancy by the entirety.

This conveyance is made subject to a ten-foot easement for public utilities along rear line of premises, a 125-foot building setback line from Moss Trail Road, 15-foot building setback line from the unnamed street and conditions of owners certificate, as shown on Plan of record in Book 1424, Pages 120 and 121, said Register's Office, and to Restrictive Covenants contained in an instrument executed by W. C. Moncrief and Company, Inc., of record in Book 1783, Page 35, said Register's Office.

The said grantor, James L. Bailey, reserves unto himself a life estate in said above described property as long as he shall live, with the right to occupy and use said property as his own during his lifetime.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Annie Bailey Elliott, her heirs and assigns forever; that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is

unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Annie Bailey Elliott, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this the 13th day of June, 1990.

James L. Bailey
JAMES L. BAILEY

STATE OF TENNESSEE)
COUNTY OF DICKSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named James L. Bailey, the 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 Charlotte, Tennessee this the 13 day of June, 1990.

My Commission Expires: 7/14/91

Ronald W. Kilgore
NOTARY PUBLIC

RONALD W. KILGORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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STATE OF TENNESSEE)
COUNTY OF DICKSON)

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 50.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James L. Bailey
AFFIANT

Subscribed and Sworn to before me this 13 day of June, 1990.

My Commission Expires: 7/14/90

Ronald W. Kilgore
NOTARY PUBLIC

RONALD W. KILGORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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Address New Owner and Send Tax Bills to:

James L. Bailey
384 Highway 47 South
White Bluff, TN 37187

Map: 426-09 Parcel: 0041.00

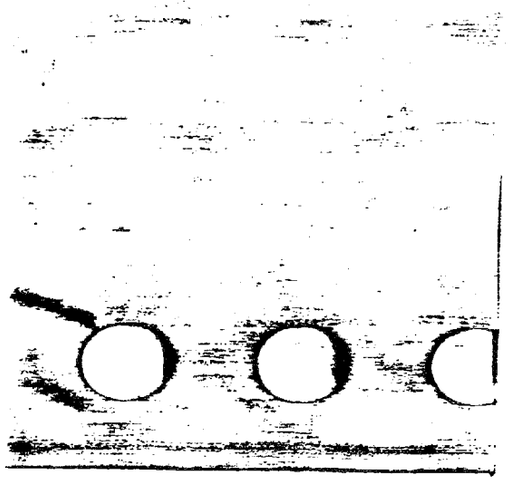
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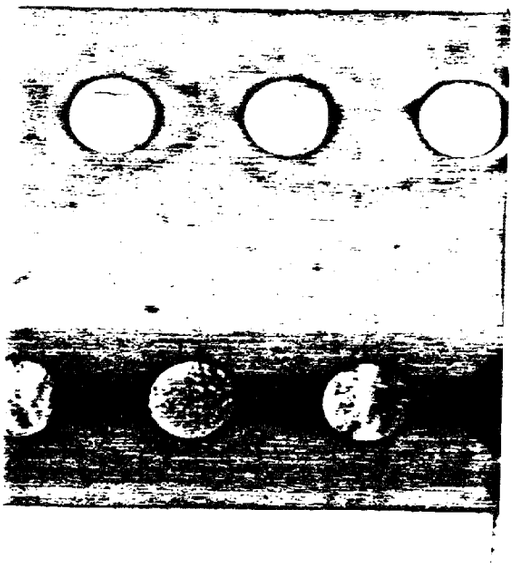
IDENTIF. REFERENCE

Nov 1 2 47 PM '90

FELIX Z. WILSON CLERK & MASTER
DAVIDSON COUNTY TN.

3617 11/01 0101 CKCHECK 172.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8229 PAGE 339

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	50000.00
CON TX	165.00
PRFEE	1.00
MDEED	6.00
TOTAL	172.00
CHECK	172.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/01/90 01 14:47 0001 3617

69429

IDENTIF. TREFERENCE

NOV 1 2 47 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 369692