Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

CARL G. BAILEY ET UX
4866 BRICK CHURCH PIKE
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 44-14
PARCEL 59

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00, THIS 12TH DAY OF APRIL, 1991.

Carl G. Bailey
AFFIANT

Subscribed and sworn to me this the 12TH day of APRIL, 1991.

Notary Public
My commission expires: 5-11-92

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, RUTH C. SMITH, A WIDOW, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said CARL G. BAILEY ET UX, JANIS S. BAILEY, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 912 FOWLER STREET, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 12th day of APRIL, 1991.

Ruth C. Smith
RUTH C. SMITH

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUTH C. SMITH, A WIDOW, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory Tennessee, on this the 12th day of APRIL, 1991.

Denise C. Ellis
notary public

My commission expires: 5-11-93.

EXHIBIT 'A'

Being Lot No. 103 on the Plan of Section 1, Rolling Green Sub-division, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded August 21, 1948, in Book 1424, page 75, in Register's Office for Davidson County, Tennessee; fronting 90 feet on Fowler Street and containing 0.54 acres, more or less.

This conveyance made subject to all covenants, restrictions and conditions setout in deed from E.I. duPont deNemours and Company, to E.J. Hartman, dated September 8, 1948, and recorded in Book 1640, page 499, RODCT.

Being the same property conveyed to A.M. Hartman et ux, Ruth C. Hartman, by Warranty Deed from E.J. Hartman, of record in Book 1879, page 356, Register's Office for Davidson County, Tennessee, the said A.M. Hartman having since died, the property vested solely in his widow, Ruth C. Hartman. Ruth C. Hartman re-married Ozzie GRAY Smith on 11-8-68. OZZIE GRAY SMITH subsequently died on 12-14-82 and the property vests solely in his widow, Ruth C. Smith, the Grantor herein.

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EXHIBIT 'B'

1. Real property taxes for 1991 and all future years.

2. All matters set forth on Plat of record in Book 1424, page 75, Register's Office for Davidson County, Tennessee.

3. Covenants, restrictions and conditions, of record in Book 1640, page 49, Register's Office for Davidson County, Tennessee.

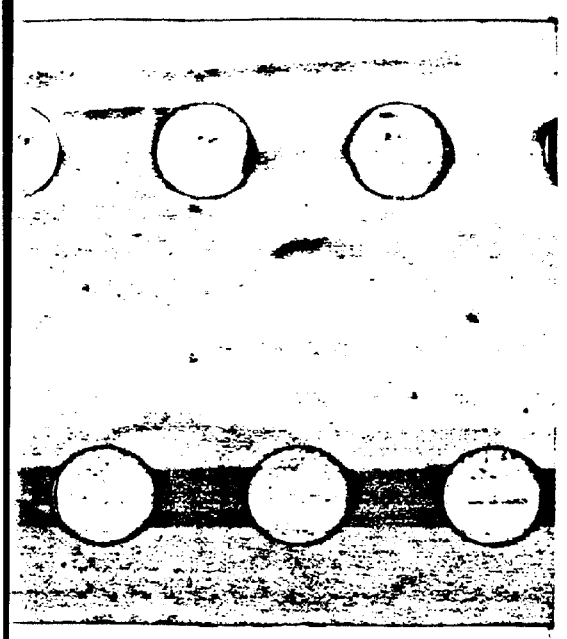
06628

IDENTIF. TREFERENCE

APR 15 1 52 PM '91

FELIX Z[illegible]
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8330 PAGE 327

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 30000.00
CON TX 99.00
PRFEE 1.00
WDEED 9.00
TOTAL 109.00
CHECK 109.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/15/91 01 13:52 0001 4871

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IDENTIF. REFERENCE

APR 15 1 52 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 412927