FORM NO WD-1

BOOK 8384 PAGE 224

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.

William B. Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF June, 19 91

J. Ann Smith
Notary Public

MY COMMISSION EXPIRES: 1/20/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Atty. Attorneys Title Co. 222 Third Ave. N. Nashville, TN
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
WILLIAM F. BAILEY (NAME)	WILLIAM F. BAILEY (NAME)	83-4-200
1845 Welcome Lane (STREET ADDRESS OR ROUTE NUMBER)	1845 Welcome Lane (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37216 (CITY) (STATE) (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, MARGIE L. RICHARDSON, A WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM F. BAILEY AND WIFE, BRENDA R. 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 part of Lot No. 52 on the Plan of Brownsville, as of record in Book 21, page 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Rosebank Avenue, formerly Division Street, at a point 189.75 feet east of the center line of Johnson Street; thence with said Avenue eastwardly 65.0 feet to a point, 55.0 feet west of the southwest corner of the property conveyed to George Stegall and wife, by deed from H. E. Legraff and wife, of record in Book 1274, page 54, R.O.D.C.; thence in a northerly direction, 182.0 feet to a point; thence westwardly 65.0 feet; thence southwardly 182.0 feet to the point of beginning.

Being the same property conveyed to Carl Richardson and wife, Margie L. Richardson, by deed from Alfred Schimke and wife, LaFrance Schmitt Schimke, of record in Book 3183, page 115, Register's Office for Davidson County, Tennessee. The said Carl Richardson died on May 9, 1978, thereby vesting the aforesaid property solely in the said Margie L. Richardson as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. Easement for sanitary sewers and/or storm drainage of record in Book 4155, page 507, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 404 Rosebank Avenue Nashville, TN 37206
(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 my hand this 24th day of June, 19 91

Margie L. Richardson
MARGIE L. RICHARDSON

STATE OF TENNESSEE }
Davidson County }

BOOK 8384 PAGE 225

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margie L. Richardson

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

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 19 91.

Commission Expires 1/22/95

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

26037.

IDENTIFICATION REFERENCE

JUN 26 3 04 PM '91

B233 06/26 0101 03CHECK 139.00

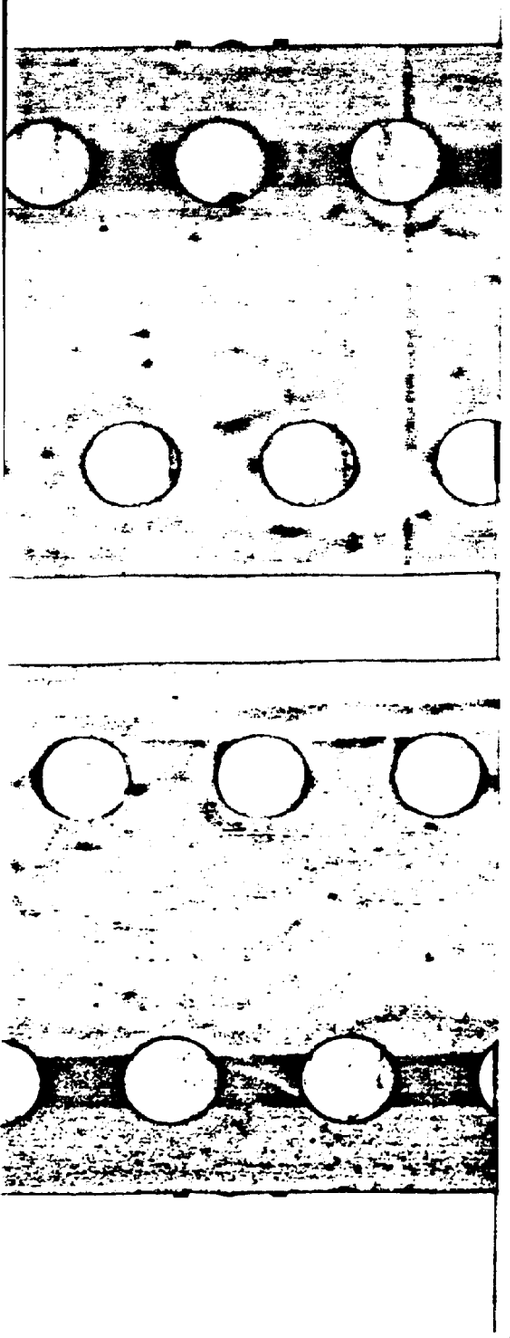
WARRANTY DEED

FROM

TO

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8384 PAGE 226

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 40000.00
				CON TX 132.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 139.00
				CHECK 139.00
06/26/91		01	15:05 0001	8233

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26037.

IDENTIFICATION REFERENCE

JUN 26 3 ON PM '91

No. 435226