60-17

BOOK 8423 PAGE 577

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:
Sergio Alvarez	Same	Map 82-8
1002 Seymour		Parcel 370
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

we, Dwayne W. Bailey and wife, Edith Bailey

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

Sergio Alvarez and wife, Erika Alvarez

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 part of Lots 55 and 56 on the Plan of Stratton and Seymour's Addition to Nashville of record in Book 57, page 23, Register's Office for said County, to which plan reference is here made for a more complete description of said lots.

Being the same property conveyed to Dwayne W. Bailey and wife, Edith Bailey by deed from M. Norris Jenkins, Substitute Trustee, of record in Book 7774, page 666, Register's Office for Davidson County, Tennessee.

This description is the same as used in previous deed.

This is improved property at 1002 Seymour, Nashville, Tennessee

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, to warrant and defend title 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 6th day of August, 1991.

Dwayne W. Bailey
DWAYNE W. BAILEY

Edith Bailey
EDITH 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 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 6th day of August, 1991.

My Commission Expires:
7-24-93

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Edith F. Bailey
AFFIANT

Subscribed and sworn to before me this 6th day of August, 1991.

My Commission Expires:
7-24-93

Phyllis Keenan
NOTARY PUBLIC

40132

TENNESSEE REFERENCE

Aug 20 8 52 AM '91

4812 08/20 0101 03CHECK 136.50



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

RECEIVED OF _____

FOR _____

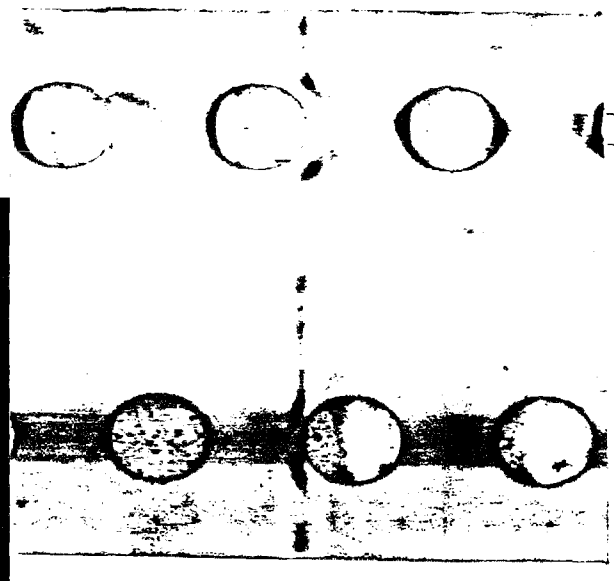
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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 6.00
TOTAL 136.50
CHECK 136.50
08/20/91 01 08:52 0001 4812

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



40132

IDENTIFICATION REFERENCE

AUG 20 8 52 AM '91

No. 451337