BOOK 9581 PG 414

PREPARED BY (AND RETURN TO):

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W & I Ref: (kd) Title No: 36076
Dav. Co. File: Box 8

95 JAN 30 AM 10:07
DAVIDSON COUNTY, TN.

29181
IDENTIF. & REFERENCE

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Hollie Christine Larsen 53 Vaughns Gap Road Nashville, Tennessee 37205	First Federal Bank, FSB, dbaThe Bank of Green Hills 4205 Hillsboro Road, Ste 101B Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 129-15-58

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **O. D. Bailey and spouse, Annette O. Bailey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hollie Christine Larsen, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 4 on the plan of Warner Park Valley, Section II, of record in Book 3600, Page 20, Register's Office for said County.

SAID Lot No. 4 fronts 115 feet on the westerly margin of Vaughns Gap Road and extends back 104.5 feet on the northerly and 180 feet on the southlry line to a dead line in rear, measuring 137.59 feet thereon.

BEING the same proprety conveyed to O. D. Bailey by deed from Patricia Hanson Burrus, now Williams, of record in Book 9190, Page 656, Register's Office for Davidson County, Tennessee.

SUBEJCT to Restrictive covenant contained in insturment of record in Book 3502, Page 153, Book 3534, Page 128, Book 3640, Page 40, Book 3978, Page 688, said Register's Ofice.

Annette O. Bailey, spouse of O. D. Bailey, joins in this conveyance solely for the purpose of waiving any marital interest she might have in the subject property.

This is improved property, known as: 53 Vaughns Gap Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's

heirs and assigns, against the lawful claims of all persons whomsoever. BOOK 9581 PG 415

WITNESS THE EXECUTION HEREOF this 26 day of January, 1995.

O. D. Bailey

O. D. Bailey

Annette O. Bailey

Annette O. Bailey

State of Tennessee
County of Davidson

On this 26 day of January, 1995, before me the undersigned authority, personally appeared **O. D. Bailey and Annette O. Bailey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires JULY 25, 1998

My Commission Expires: _____

Jennifer L Barnes

Notary Public

NOTARY PUBLIC LAKE

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 152000.00

O. D. Bailey

Affiant

Sworn and subscribed before me on the 27th day of January, 1995.

My Commission Expires JULY 25, 1998

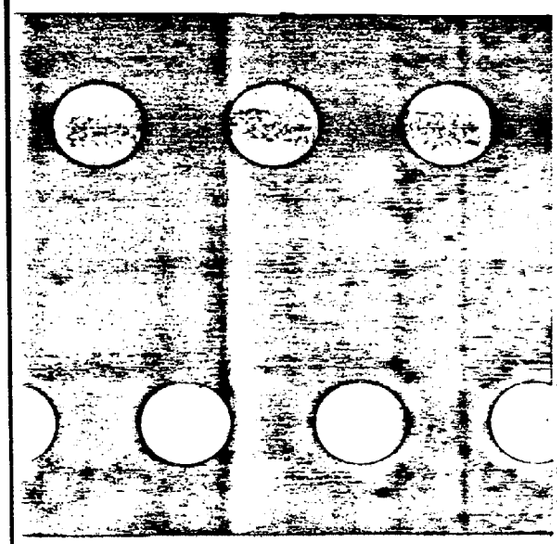
My Commission Expires: _____

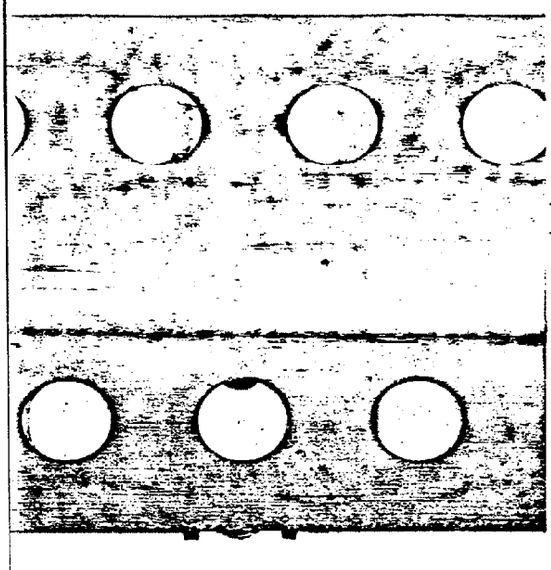
Jennifer L Barnes

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

5331 01/30 0101 03CHECK 571.40





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

RECEIVED OF _____

FOR _____

BOOK 9581 PG 416

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 152000.00
CON TX 562.40
PRFEE 1.00
WDEED 8.00
TOTAL 571.40
CHECK 571.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/30/95 01 10:07 0001 6331

29181
IDENTIF. ↑ REFERENCE
95 JAN 30 AM 10:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 876104