56

BOOK 9600 PG 790

WARRANTY DEED

95 FEB 22 PM 2:24

DAVIDSON COUNTY, TN.

36184

IDENTIFICATION REFERENCE

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **17th** day of **February, 1995** by and between

MORELAND SCALES, AN MARRIED MAN , joined by HIS WIFE, **ROSALIN M. SCALES**

hereinafter referred to as Grantor, and

BOBBY BAILEY, A MARRIED MAN ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

BEING LOT NO. 2 AND PART OF HAMBRICK STREET (ABANDONED) OF THE HAMBRICK SUBDIVISION OF PART OF E. HARDING LOWER TRACT, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY HARVEY GEE, SURVEYOR, JANUARY 18, 1951, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF ALAMEDA STREET 276.5 FEET EAST OF THE EASTERLY MARGIN OF 24TH AVENUE NORTH; THENCE NORTH 13 DEGREES 49 MINUTES WEST 170 FEET; THENCE NORTH 76 DEGREES 11 MINUTES EAST 45 FEET, THENCE SOUTH 13 DEGREES 49 MINUTES EAST 170 FEET TO THE NORTHERLY MARGIN OF ALAMEDA STREET; THENCE WITH THE NORTHERLY MARGIN OF SAID ALAMEDA STREET, SOUTH 76 DEGREES 11 MINUTES WEST 45 FEET TI THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MORELAND SCALES BY DEED FROM HERSHEY WINROW AND EPHRAIM WINROW, JR. OF RECORD BOOK 7422 PAGE 444 REGISTER'S OFFICE FOR DAVIDSON, COUNTY TENNESSEE. THE SAID ROSALIND SCALES JOINS IN THE CONVEYANCE TO CONVEY ANY INTEREST SHE MAY HAVE IN SAID PROPERTY, MARITAL OR OTHERWISE.

3917 02/22 0101 03CHECK 123.33

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Moreland Scales
MORELAND SCALES

Rosalin M. Scales
ROSALIN M. SCALES

BOOK 9600 PG 791

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MORELAND SCALES, AN MARRIED MAN and HIS WIFE, ROSALIN M. SCALES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th** day of **February, 1995**.

My Commission Expires MAY 23, 1998

Notary Public

Commission Expiration: _____

SANDY RING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$30,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bobby Bailey
Affiant

Subscribed and sworn to before me this **17th** day of **February, 1995.**

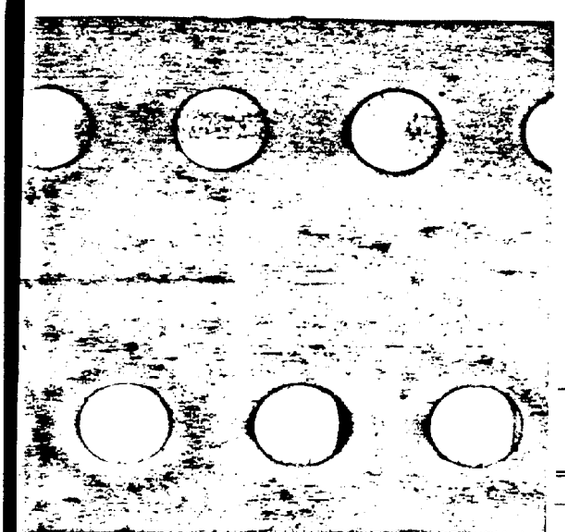
Notary Public

My Commission Expires MAY 23, 1998

Commission Expiration: _____

SANDY RING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD., NASHVILLE, TN. 37215	BOBBY BAILEY 2304 ALAMEDA ST. NASHVILLE, TN. 37208	2304 ALAMEDA STREET NASHVILLE, TN 37208 MAP PARCEL NUMBER 92-3-101



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

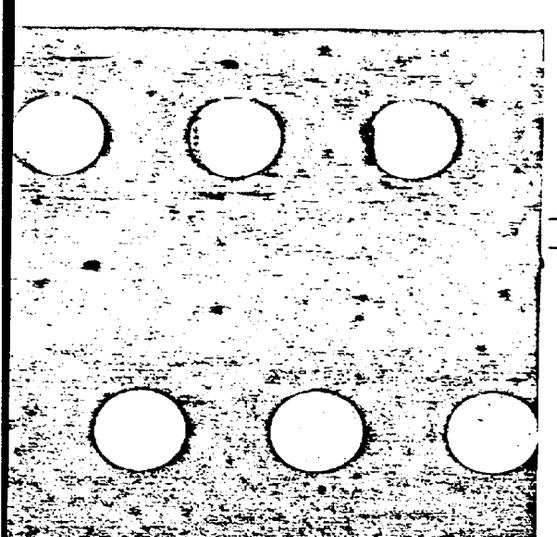
RECEIVED OF _____

FOR _____

BOOK 9600 PG 792

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 30900.00
CON TX 114.33
PRFEE 1.00
WDEED 8.00
TOTAL 123.33
CHECK 123.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/22/95 01 14:23 0001 3917

36184
IDENTIF. & REFERENCE

95 FEB 22 PM 2:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 883608