BOOK 9722PG191

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF June 19 95

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY ANNETTE BAILEY (NAME)	SAME (NAME)	104-10-134
6420 BRESSLYN DRIVE 37205 (ADDRESS)	(ADDRESS)	26W-07285
NASHVILLE, TN (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, ESTATE OF FRANCES BUTLER (BEING ONE AND THE SAME PERSON AS FRANCES L. BUTLER)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY ANNETTE BAILEY, A MARRIED WOMAN

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 Lot No. 114 on the Map of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a loan survey prepared by P. R. Sanford, Surveyor, May 12, 1955, as follows:

BEGINNING on the southerly margin of Jones or Fairfax Avenue at the corner of Lots Numbers 113 and 114, being 75 feet easterly from the easterly margin of Marlboro Avenue; thence with the southerly margin of Jones Avenue easterly 60 feet to the corner of Lots Numbers 114 and 115; thence with the line between said two lots southerly 200 feet, more or less, to a point in the northerly line of Lot 190, said point being 90 feet west of the westerly margin of Bow Street, unopened; thence westerly along a broken line and along the northerly line of Lot No. 190 and 191, 80 feet to the dividing line between Lots Numbers 113 and 114; thence with the line between said two lots northerly 200 feet to the point of beginning.

BEING the same property conveyed to Frances L. Butler, by deeds of record in Book 2690, page 171, and Book 7657, page 307, Register's Office for Davidson County, Tennessee, and by Will of record in Will Book 178, page 849, in the Probate Court for Davidson County, Tennessee. The said Frances L. Butler is now deceased, and by Will of record in Will Book 198, page 194, directed the property be sold by her Executor, Jack Clifton.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 403 FAIRFAX AVENUE, NASHVILLE, TN 37212
(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 29th day of June 19 95

ESTATE OF FRANCES BUTLER
By: Jack Clifton Executor
JACK CLIFTON, EXECUTOR (John)

BOOK 9722 PG 192

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JACK CLIFTON, EXECUTOR OF THE ESTATE OF FRANCES BUTLER

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, _____, Tennessee, this 29th day of June, 19 95

Commission expires 7/26/97

Notary Public L. DYKE TATUM

IDENTIF. & REFERENCE

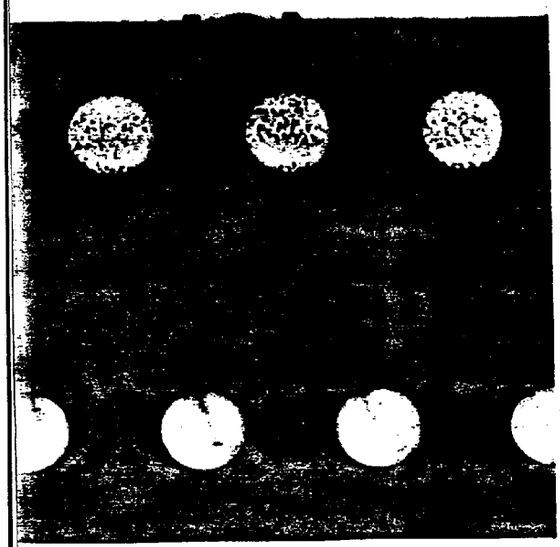
95 JUL -5 PM 1:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0076309

B102 07/05 0101 03CHECK

412.30



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

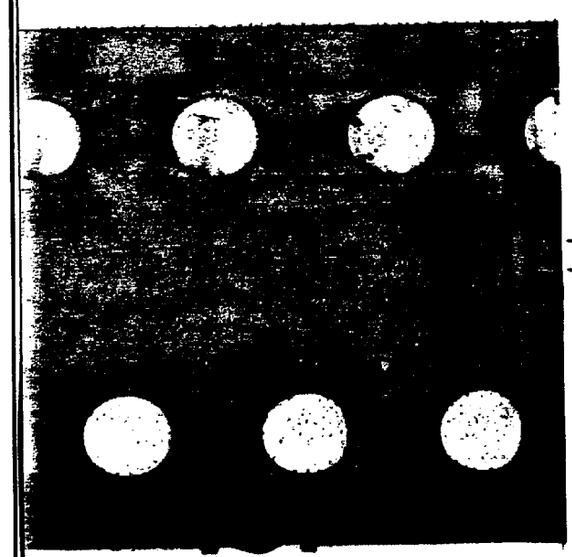
RECEIVED OF _____

FOR _____

BOOK 9722 PG 193

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 109000.00
CON TX 403.30
PRFEE 1.00
WDEED 8.00
TOTAL 412.30
CHECK 412.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/05/95 01 13:24 0001 8102

0076309
IDENTIF. ↑ REFERENCE

95 JUL -5 PM 1:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927248