BOOK 9722 PG 953

Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
John Kenneth Bailey, et ux 2412 Brittany Drive Nashville, TN 37206	Same as New Owner	Map 33-6-A Parcel 30 Field Book GO 20980

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RANDALL E. WOODARD and wife, BEVERLY O. WOODARD, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JOHN KENNETH BAILEY and wife, LAURA ANN BAILEY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 126 on the Plan of Echo Hill Estates, Section Two, of record in Plat Book 6900 at page 791, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Randall E. Woodard and wife, Beverly O. Woodard, by deed from Echo Hills Joint Venture, a Tennessee General Partnership of record in Book 9174, page 43, Register's Office for said County.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property known as Lot No. 126, Echo Hill Estates, Section Two, Goodlettsville, Tennessee 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of Echo Hill Estates, Section Two, of record in Plat Book 6900, page 791, said Register's Office.

3. Subject to Declaration of Covenants, Conditions and Restrictions of Echo Hill Estates of record in Book 7489, page 988, said Register's Office. Supplement and Amendment of record in Book 7699, page 949, said Register's Office. Amendment of record in Book 9083, page 26, said Register's Office.

0076494
IDENTIF. ↑ REFERENCE

95 JUL -6 AM 8:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 29th day of June, 1995.

"GRANTORS"

RANDALL E. WOODARD

BEVERLY O. WOODARD

"GRANTEES"

JOHN KENNETH BAILEY

LAURA ANN BAILEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDALL E. WOODARD and wife, BEVERLY O. WOODARD, and JOHN KENNETH BAILEY and wife, LAURA ANN BAILEY, 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 the 29th day of June, 1995.

NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

8291 07/06 0101 03CHECK 57.10

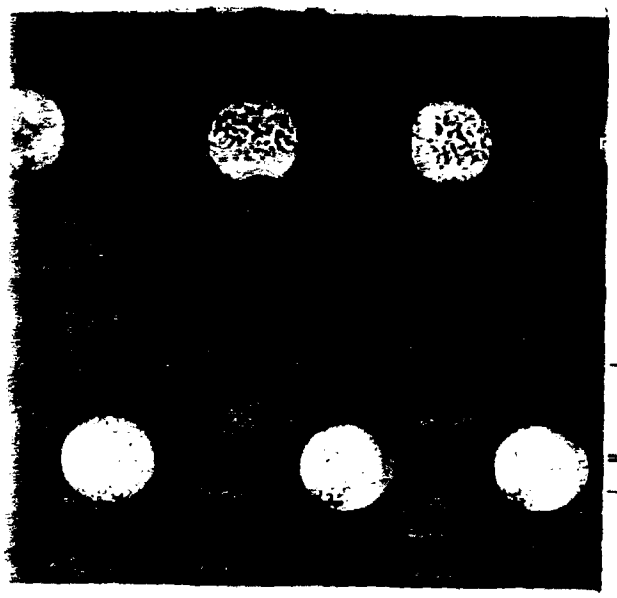
The actual consideration or value, whichever is greater, for this transfer is $13,000.00.

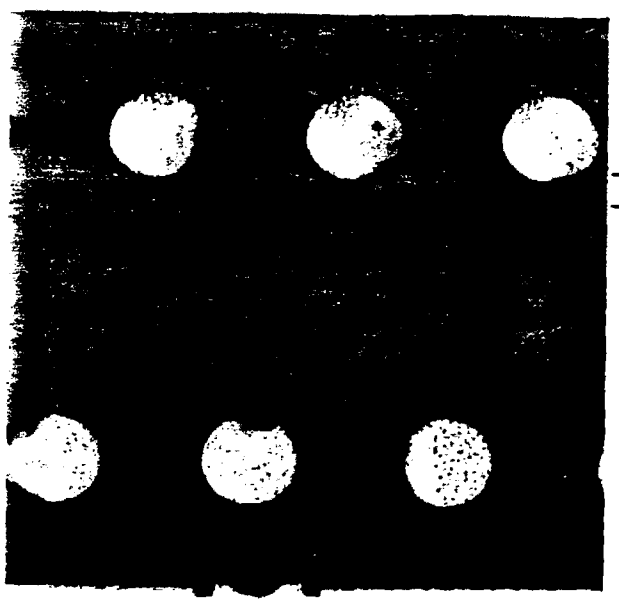
Affiant

Sworn to and subscribed before me, this the 29th day of June, 1995.

NOTARY PUBLIC

My Commission Expires: 12/6/97





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

RECEIVED OF _____

FOR _____

BOOK 9722 960

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 13000.00
CON TX 48.10
PRFEE 1.00
WDEED 8.00
TOTAL 57.10
CHECK 57.10

07/06/95 01 08:24 0001 8291

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00764 94
IDENTIF. ↑ REFERENCE

95 JUL -6 AM 8:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927434