596

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10079 PG 905
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 19 96

Regina E. Appleton
Notary Public

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Hall (NAME) | AMERICAN MORTGAGE SOURCE (NAME) | MAP 53-8 PARCEL 95 |
| 301 Dabbs Avenue (ADDRESS) | 2 International Drive, Suite 106 (ADDRESS) | |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | Nashville, TN 37217 (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, Perry Bailey, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Hall, unmarried

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:

Tract 1:
Land in Davidson County, Tennessee, being the easterly 30 feet of the westerly 44 feet of Lot No. 7, Block, Dabbs and Elliott's Subdivision, of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee

Said part of said Lot No. 7 fronts 30 feet on the northerly side of Dabbs Avenue and extends back between parallel lines 50 feet to a dead line.

Tract 2:
Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 100 feet on Lot No. 7 of Block 16 on the Map of Dabbs and Elliott Subdivision, Old Hickory, Tennessee, as of record in Book 547, page 127, said Register's Office for said County.

Said part of said lot fronts 50 feet on the northeasterly side of Dabbs Avenue and runs back between parallel lines, 50 feet to a dead line.

Tract 1 being all the same property conveyed to Perry Bailey and wife, Myrtle L. Bailey by Quitclaim Deed from Beverly Kelley, an unmarried person of record in Book 6369, Page 375; Register's Office for said County.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 301 Dabbs Avenue, Old Hickory, TN 37138
(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 25th day of April, 19 96

Perry Bailey

BOOK 10079 PG 906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Perry Bailey, a widower

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of April 19 96.

Commission expires November 28, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19.

My commission expires

Notary Public

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LEGAL DESCRIPTION CONTINUATION

Tract 2 being the same property conveyed to Perry Bailey and wife, Myrtle L. Bailey by Deed from Teresa D. Dollis, unmarried, of record in Book 6154, Page 625, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

The said Myrtle L. Bailey having died a resident of Davidson County, Tennessee on _____ _____, 19____, leaving Perry Bailey as tenant by the entirety.

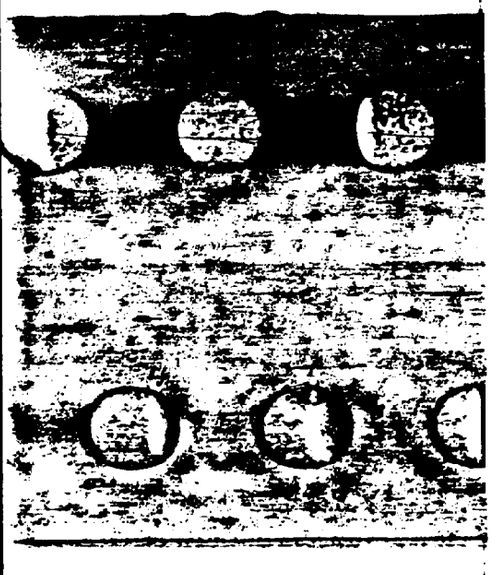


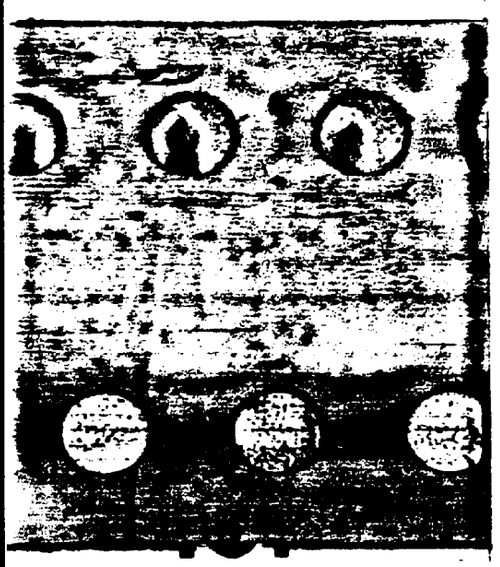
0190455
IDENTIF. ↑ REFERENCE

96 JUN -7 PM 2:03
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

9979 06/07 0101 03CHECK 127.40





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

RECEIVED OF _____

FOR _____

BOOK 10079 PG 907

| | | |
|---|---|---|
| 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 32000.00 |
| | | | | CON TX 118.40 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 127.40 |
| | | | | CHECK 127.40 |
| | | | 06/07/96 01 | 14:10 0001 0979 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0190455
IDENTIF. ↑ REFERENCE

96 JUN -7 PM 2:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1048830