BOOK 10129 PG 218

0206345

IDENTIFICATION REFERENCE

22

QUITCLAIM DEED JUL 23 PM 12:24

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OSCAR DON BAILEY 6420 BRESSLYN ROAD NASHVILLE, TN 37205	SAME	104-10-138 26W-07075

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00.

Theresa L Drake
AFFIANT

Subscribed and sworn to before me, this the 22ND day of JULY, 1996.

MY COMMISSION EXPIRES:
07/26/97

NOTARY PUBLIC I. DYKE TATUM

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, WE, WILLIAM JERE BAILEY AND WIFE, BONNIE R. BAILEY, by these presents do hereby QUITCLAIM and CONVEY unto OSCAR DON BAILEY, his successors and assigns, all our right, title and interest in and to the following described tract of land:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

unimproved ( )
This is improved (X) property, known as 402 FAIRFAX AVENUE
NASHVILLE, TN 37212

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

IN WITNESS WHEREOF, we have hereunto set our hands on this the 22ND day of JULY, 1996.

William Jere Bailey
WILLIAM JERE BAILEY

Bonnie R. Bailey
BONNIE R. BAILEY
BY: WILLIAM JERE BAILEY,
ATTORNEY-IN-FACT
William Jere Bailey

3230 07/23 0101 03C:ECK 244.25

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, WILLIAM JERE BAILEY, 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 22ND day of JULY, 1996.

MY COMMISSION EXPIRES:
07/26/97

NOTARY PUBLIC I. DYKE TATUM

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 WILLIAM JERE BAILEY, 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 on behalf of BONNIE R. BAILEY, as her Attorney-in-Fact, as the free act and deed of the within named BONNIE R. BAILEY.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 22ND day of JULY, 1996.

MY COMMISSION EXPIRES:
07/26/97

NOTARY PUBLIC I. DYKE TATUM

EXHIBIT "A"

BOOK 10129 PG 220

LAND in DAVIDSON County, Tennessee, being the westerly part of Lot No. 110 and the easterly part of Lot No. 111, on the unrecorded Plan of R. W. Grizzard's Subdivision of part of the Bosley Tract, and being more particularly described as follows:

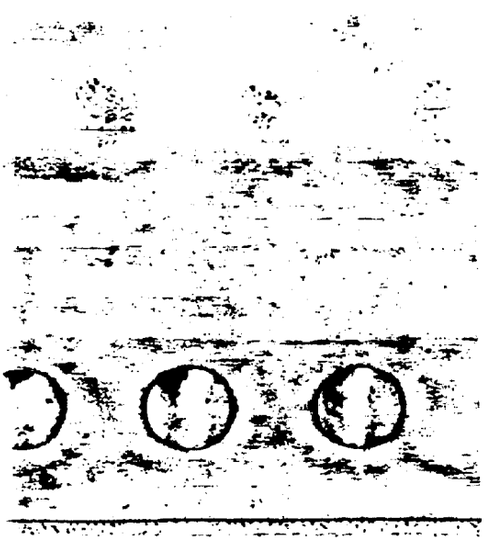
BEGINNING at a point in the northerly margin of Fairfax Avenue, formerly Jones Avenue, said point being 20 feet eastwardly from the corner of Lot Nos. 111 and 112 on said unrecorded Plan, and being also 123 feet and 9 inches eastwardly from the Northeast corner of the intersection of Fairfax Avenue and Marlborough Avenue, the same being also the Southeast corner of the property conveyed to Alex N. Dragnich and wife, Adele Dragnich, by deed from Edward T. Ramsdell and wife, Lucy Kingsley Ramsdell, of record in Book 2148, page 195, Register's Office for said County; thence with the northerly margin of Fairfax Avenue, eastwardly 100 feet to a point in said margin of said Avenue, which is 20 feet eastwardly from the common front corner of Lot Nos. 110 and 111 on said unrecorded Plan, said point being also the Southwest corner of the property conveyed to McCullough Partee and wife, Mary Elizabeth Partee, by deed from Ernest W. Goodpasture and wife, Katherine G. Goodpasture, of record in Book 2439, page 61, Register's Office for said County; thence northwardly 200 feet, more or less, to a point in the southerly margin of an alley, which said point is 34 feet eastwardly from the common rear corner of said Lot Nos. 110 and 111 on said unrecorded Plan, and being also the Northwest corner of the property conveyed to McCullough Partee and wife, as aforesaid; thence with the southerly margin of said alley, westwardly 65 feet to a point which is 15 feet eastwardly from the common rear corner of said Lot Nos. 111 and 112 on said unrecorded Plan, and being also the Northeast corner of the property conveyed to Alex N. Dragnich and wife, as aforesaid; thence southwardly, along said Dragnich's easterly line, 200 feet, more or less, to a point in the northerly margin of Fairfax Avenue, formerly Jones Avenue, the same being the point of BEGINNING.

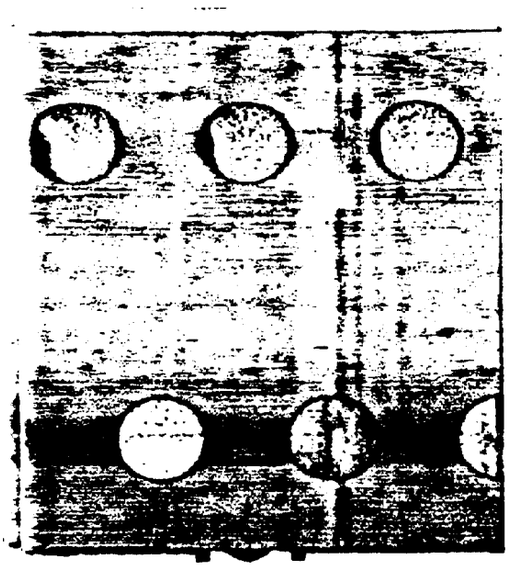
BEING the same property conveyed to OSCAR D. BAILEY AND WILLIAM JERE BAILEY, by deed from Nebb Oscar Bailey, A Single Person, of record in Book 7059, page 156, Register's Office for DAVIDSON County, Tennessee.

Bonnie R. Bailey, wife of WILLIAM JERE BAILEY, joins in to convey any interest she may have by reason of her marital status in subject property.

This instrument is executed on behalf of BONNIE R. BAILEY, by WILLIAM JERE BAILEY, as her Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

O.D.B.
M.E.B.





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

RECEIVED OF _____

FOR _____

BOOK 10129 PG 221

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 62500.00
CON TX 231.25
PRFEE 1.00
MISC 12.00
TOTAL 244.25
CHECK 244.25

07/23/96 01 12:34 0001 8230

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206345
IDENTIF. & REFERENCE

96 JUL 23 PM 12:25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1065861