246

BOOK 11427 PG. 641

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Ben Bailey etal 390 Wayside Court Nashville, TN. 37205	New Owners	Map 90-15 Parcel 92

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.
99-04-9555 26B

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Grace R. Renshaw, Executrix of The Estate of Ernest Wilroy Renshaw, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Ben Bailey and wife, Anita Bailey, as one half undivided interest and Katherine McGill, as one half undivided interest (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1058 on plan of Charlotte Park, Section 14 of record in Book 3300, page 29 and 30, Register's Office for said County.

Said Lot No. 1058, which is a corner lot, fronts 104.00 feet on the southwesterly margin of Comet Drive and fronts 90.3 feet on the southeasterly margin of Annex Avenue, said Frontages being joined by a curve having a length of 38.59 feet and extends back 151.0 feet on the southwesterly line and 132.7 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Ernest W. Renshaw and wife, Janetta M. Renshaw by Warranty Deed Mary C. Pafford, a single person of record in Book 8240, page 319, said Register's Office for Davidson County, Tennessee. Janetta M. Renshaw died on _____ and title is vested in Ernest W. Renshaw, as sole surviving heir. Ernest W. Renshaw died on July 24, 1998 and his Last Will and Testament was recorded in Will Book 222, page 105, said Register's Office for Davidson County, Tennessee. This conveyance has been approved by the Probate Court for Davidson County, Tennessee, Probate Case No. 98P-1230.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants and any other restrictions set forth in plat of record.

1073 04/12 0101 03CHECK 307.37

This conveyance is subject to restrictive covenants contained in Book 3321, page 100, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 615 Comet Drive, Nashville, Tennessee 37209.

99 APR 12 AM 11:04
REGISTER'S
DAVIDSON COUNTY, TN.

0572861
INSTRUMENT REFERENCE

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $80,100.00.
[
[

Affiant

[Subscribed and sworn to before me this
[9th day of April, 1999.
[
[
[My Commission Expires 11-24-2002

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of April, 1999.

Exec.

Grace R. Renshaw, Executrix of
The Estate of Ernest W. Renshaw

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 9th day of September, before me personally appeared the undersigned, a Notary Public in and for said County and State, the within named Grace R. Renshaw, Executrix of The Estate of Ernest W. Renshaw the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of April, 1999.

NOTARY PUBLIC

My Commission Expires: 1-25-2003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11427 PG. 643

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

05728611

INSTRUMENT # REFERENCE

99 APR 12 AM 11:04

ILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	80100.00
CON TX	296.37
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	307.37
CHECK	307.37

04/12/99 01 11:06 0001 1073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1450064