WARRANTY DEED

LAQUITA SCAIFE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Beth Thomas

Affiant

Subscribed and sworn to before me, this 9th DAY OF August, 1999.

LaQuita Scaife

Notary Public

MY COMMISSION EXPIRES: 3-29-03

(AFFIX SEAL)

N-NDB-99-0112

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas D. Bailey and Dorothy K. Bailey	SAME	103-04-52
(NAME)	(NAME)	
4411 Idaho Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto FRANK HINDSLEY, EXECUTOR hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NICHOLAS D. BAILEY AND DOROTHY K. BAILEY hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit::

8241 08/19 0101 03CHECK 455.00

Lot 312 of Block No. 17 in Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register' s Office for said county. Said Lot No. 312 fronts 61 feet on the southerly side of Idaho, formerly 5th Avenue and runds back between parallel lines with the easterly margin of 45th Avenue North, formerly 4th Street, 150 feet to an alley.

Being the same property conveyed to Mollie Mabel Crittenden by Quit Claim Deed from Lonnie Annette Hindsley and JoAnn H. Hindsley of record in Book 9457, Page 418 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank Hoover Hindsley, Executor and Bobby Jean Hindsley by Will of Molly Mable Hindsley Crittenden of record in Will Book 228, Page 250 Register's office for Davidson County, Tennessee. The said Bobby Jean Hindsley having since died, and the same property conveyed to Millie Mabel Crittenden et al Frank Hindsley and Bobby Hindsley by Quit Claim Deed of record in Book 9457, Page 418, Register's Office for Davidson County, Tennessee.

BOOK 11626 PAGE 738

PICK-UP

99 AUG 19 PM 2:20

IDENTIF. & REFERENCE

06263

FILED FOR RECORD
DAVIDSON COUNTY
REGISTER
TN.

unimproved ( )
This is improved (X) property, known as 4411 Idaho Avenue, Nashville, Tennessee 37209
(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/our hand(s) this 9th day of August, 1999.

Frank H Hindsley

Frank Hindsley, Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Frank Hindsley, Executor , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of August, 1999.

LA QUITA SCAIFE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:
3-29-03

La Quita Scaife
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

BOOK 11626 PAGE 739

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 9th day of August, 1999.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11626 PAGE 740

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

0626326
IDENTIF. ↑ REFERENCE

99 AUG 19 PM 2:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
120000.00
CON TX 444.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 455.00
CHECK 455.00

08/19/99 01 14:20 0001 8241

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504272