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PATSI B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF SEPTEMBER, 1999.

Patsi B. Gregory
Notary Public

MY COMMISSION EXPIRES 6-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc., 3918 Dickerson Road, Suite 107, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary A. Bailey	Same	91-16-289
(NAME)	(NAME)	
1203 Montgomery Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(CITY) (STATE) (ZIP)	(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,

Ruth Ellene Johnson, Trustee,

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

MARY A. BAILEY ,

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:

LAND situated and lying in Nashville, Davidson County, Tennessee, and more particularly described as follows:

BEING part of Lot No. 380 and all of Lot Nos. 381 and 382 on the plan of Oakwood Park of record in Book 421 page 12 Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Montgomery Avenue (formerly North 9th Street) at the point 85 feet, more or less, north of the northerly margin of Richardson Avenue; thence eastwardly and parallel with the northerly margin of said Richardson Avenue, 90 feet,more or less, to the westerly margin of the right of way of L & N Railroad; thence with the same northeasterly 69.6 feet, more or less, to a corner of Lot Numbers 382 and 383; thence with the line between said two lots westerly 116 feet to the easterly margin of said Montgomery Avenue (formerly 9th Street); thence with the same southwardly 65 feet to the beginning.

BEING the same property conveyed to Ruth Ellene Johnson, Trustee, (of "Trust B" under the last will and testament of Alfonso Percy Johnson, Sr.) by instrument of record in Book 11330 page 468 Register's Office for Davidson County, Tennessee. By the terms of the Last Will and Testament of Alfonso Percy Johnson, Sr. of record in Will Book 217, page 474, Probate Court for Davidson County, Tennessee, File No. 98 P 36 in the Office of the Probate Court for Davidson County, Tennessee, Ruth Ellene Johnson, Trustee has full authority and power to execute an instrument of conveyance.

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Unimproved ☐

This is improved ☒ property, known as 1203 Montgomery Avenue, Nashville, TN

(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 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 29 day of September, 1999.

Ruth Ellene Johnson, Trustee

Ruth Ellene Johnson, Trustee

STATE OF TENNESSEE

COUNTY OF DAVISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth Ellene Johnson, Trustee, 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 29 day of September, 1999.

RICHARD MANSON Notary Public DAVIDSON COUNTY, TENN.

Commission expires:

My Commission Expires MAY 28, 2003

MAIL ENV.

4 3206

REFERENCE

-5 PM 1:07

9555 10/05 0101 03CHECK 174.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0643206

REGISTER'S REFERENCE

99 OCT -5 PM 1:07

REGISTER
DAVIDSON CO. TN.

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CAMT	44077.00
CON TX	163.09
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	174.09
CHECK	174.09

10/05/99 01 13:10 0001 6255

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524137