Field Book No. FH-13700
Map & Parcel No. 158-8-3

Send Tax Statements to:
Bailey Enterprises Inc.
205 Chapple Building
Brentwood, Tenn. 37027

This Instrument Prepared By:
Gayle T. Moyer
Attorney at Law
City Hall Mall
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, MICHAEL W. BALDREE and wife, JOAN K. BALDREE, have bargained and sold and by these presents do transfer and convey unto BAILEY ENTERPRISES, INC., its successors and assigns forever, the following described property, to-wit:

A certain tract or parcel of land situated in the Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 508 on the Plan of Hillsboro Park, Section 9, as of record in Book 2663, page 97.

Said Lot No. 508 fronts 197 feet on the southeasterly side of Kenwood Drive and runs back 361 feet on the northeasterly line and 214 feet on the southwesterly line, to a dead line, measuring 246.2 feet thereon.

Being the same property conveyed to Michael W. Baldree and wife, Joan K. Baldree by deed from Carter K. Hooks and wife, Sherry D. Hooks of record in Book 5888, page 891, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND WE DO COVENANT with the said Grantee, its successors and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1985 Davidson County property taxes are a lien but are not yet due and payable.

2. Subject to restrictions of record in Book 2435, page 237, made applicable in Book 2446, page 405, and corrected in Book 2447, page 203, and amended in Book 2603, page 440 and made applicable in Book 2855, page 475, amended in Book 4207, page 397, said Register's Office.

3. The recorded plan shows a 10 foot public utility easement along the rear line, of the premises, and a 2.5 x 20 feet anchor easement in the northeast corner of said lot.

4. All existing utility easements.

5. Applicable zoning ordinances and building regulations.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 30th day of September, 1985.

Michael W. Baldree
MICHAEL W. BALDREE

Joan K. Baldree
JOAN K. BALDREE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Gayle T. Moyer, a Notary Public in and for said County and State, the within named MICHAEL W. BALDREE and wife, JOAN K. BALDREE, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 30th day of September, 1985.

My Commission Expires:
5-20-87

Gayle T. Moyer
Notary Public

NOTARY PUBLIC WILLIAMSON COUNTY

BOOK 6670 PAGE 730

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $174,500.00

Marshall L. Bailey
Affiant

Sworn to and subscribed before me on this the 30th day of September, 1985.

My Commission Expires:
5-20-87

Notary Public

ADDRESS OF NEW OWNER:

Bailey Enterprises, Inc.
205 Chapple Building
Brentwood, Tennessee 37027

40969

IDENTIFICATION REFERENCE

OCT 2 10 07 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6670 PAGE 731

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

174500.00- CAMT.
453.70 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 463.20-
2452A10/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40969

IDENTIFICATION REFERENCE

OCT 2 10 00 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178026