WARRANTY DEED

THIS DEED, made this 2nd day of March, 1987, by JOHN W. BAILEY, whose address is 411 Buena Vista Drive, Ellenton, Florida 33532, hereinafter called the Grantor, to JOHN W. BAILEY, as Trustee of the JOHN W. BAILEY REVOCABLE TRUST u/a/d March 2, 1987, whose address is 411 Buena Vista Drive, Ellenton, Florida 33532, hereinafter called the Grantee:

W I T N E S S E T H:

That the Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration to said Grantor in hand paid by said Trustee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Trustee, and said Trustee's successors and assigns, the following described land, situate, lying and being in Davidson County, Tennessee, to-wit:

> Lot No. 11 of Bailey's Subdivision (Subdivision No. 82-131-G), of record in Book 5800, Page 93, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD THE SAME unto the Trustee, and Trustee's successors and assigns, in fee simple, upon the Trust and for the uses and purposes herein and in the Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to execute contracts to sell or to exchange; or, execute grants of options to purchase; to execute contracts to sell on any terms; to convey, whether with or without consideration; to convey the real estate or any part thereof to a successor or successors in Trust; and, to grant such successor or successors in Trust all of the title, estate, powers and authorities vested in the Trustee; to donate; to mortgage or otherwise encumber the real estate; to execute leases of the real estate upon any terms and for any period or periods of time; and, to execute renewals for extensions of leases upon any terms and for any period or periods of time; and, to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to release, convey, or assign any right, title, or interest in and about or easement appurtenant to the real estate or any part thereof; and, to deal with the title to said real estate and with every part thereof; in all other ways and for such other consideration as would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times thereafter.

In no case shall any party dealing with said Trustee with regard to the real estate, or in the event that the real estate or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the Trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced to the real estate; or, be obliged to see that the terms of the Trust have been complied with; or, be obliged to inquire into the necessity or expediency of any act of the Trustee; or, be obliged or privileged to inquire into any terms of the Trust Agreement; and every deed, Trust deed, mortgage, lease or other instrument executed by the Trustee in relationship to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument: (a) that at the time of the delivery thereof, the Trust created herein and by the Trust Agreement was in full force and effect; (b) that such conveyance, where the instrument was executed in accordance with the Trust, as well as the conditions and limitations contained herein and in the Trust Agreement or any amendments thereto shall be binding upon all beneficiaries of the Trust; (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, Trust deed, lease, mortgage or other instrument; and (d) if conveyance is made to a successor or successors in

trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each beneficiary under the Trust Agreement and of all persons claiming under them, or any of them, shall be only in the possession, earnings and avails and proceeds arising from the sale, mortgage, or disposition of the real estate, and such interest is hereby declared to be the personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

The Grantor does hereby fully warrant the title to said lands, and will defend them against the lawful claims of all persons whatsoever, subject to easements, reservations, covenants and restrictions of record, together with taxes for the current year and subsequent years and also subject to that certain unrecorded lease dated April 28, 1986 by and between the Grantor and TED J. OWCZARZAK and ERMA OWCZARZAK, as Tenants.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in our presence:

Clarawella M. Chauncey

Sherrie D. Scarborough

John W. Bailey
John W. Bailey

STATE OF FLORIDA)
COUNTY OF MANATEE)

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared John W. Bailey, to me known to be the person described in and who executed the same in the presence of two subscribing witnesses.

WITNESS my hand and seal in the County and State last aforesaid this 2nd day of March, A.D. 1987.

Notary Public

My Commission Expires: 7-18-90

This Instrument prepared by: Michael M. Hamrick, Esquire
Harllee & Porges, P.A.
Address: 1205 Manatee Avenue West
Bradenton, Florida 33505
(813) 748-3770

W6/skd:deed

This instrument prepared by: Bridendall - #9262837

BOOK 7170 PAGE 341

ADDRESS NEW OWNER AND SEND TAX BILLS TO:

Mr. John W. Bailey, Trustee
411 Buena Vista Drive
Ellenton, FL 33532

MAP-PARCEL NOS.

Map 51-8
Parcel 213

This is improved property known as 207 E. Due West Avenue, Madison, Tennessee 37115. J.W.B.

STATE OF FLORIDA
COUNTY OF MANATEE

The Affiant, being first duly sworn, makes oath that the value of the property is $33,800, but that there is no consideration for the above transfer.

John W. Bailey
JOHN W. BAILEY

Sworn to and subscribed before me this 13th day of March, 1987.

Judith K Bauer
Notary Public

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires March 13, 1989

045 45

IDENTIFICATION REFERENCE

MAR 17 9 50 AM '87

DAVIDSON COUNTY, TN

This instrument prepared by:

Bridendall - #9262837

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

RECEIVED OF _____

FOR _____

BOOK 7170 PAGE 342

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

33800.00 CAMT.
94.64 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 104.14-
2638A03/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

045999

IDENTIFICATION REFERENCE

MAR 17 9 50 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 57742