This instrument prepared by: Robert A. Anderson Mail
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215

**WARRANTY DEED**

| New Owner: | Send Tax Bills To: | Map and Parcel: |
|---|---|---|
| PATSY SUSAN HARRIS BAILEY, individually<br>3133 Justin Towne Court<br>Antioch, TN 37013 | Molton, Allen & Williams<br>P.O. Box 10025<br>Birmingham, AL 35202 | 150-02-0 |

For and in Consideration of the sum of Ten and 00/100 ------

----------($10.00)---------- DOLLARS

Lorraine Bonito, hereinafter referred to as GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said Patsy Susan Harris Bailey, individually and not as a married woman hereinafter referred to as GRANTEE, their successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13A on the Plan of Justin Towne, Section II, as resubdivision of Lots 13 through 26 of record in Book 5200, Page 588, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly right of way of Justin Towne Court said point being the northeast corner of the easterly half of Lot No. 13; thence leaving said right of way south 5 degrees 50 minutes 00 seconds west 200.79 feet to a point; thence north 84 degrees 44 minutes 57 seconds west 30 feet to a point; thence north 5 degrees 41 minutes 32 seconds east 102.10 feet to a point; thence north 5 degrees 56 minutes 54 seconds east 48.02 feet to a point; thence north 6 degrees 00 minutes 21 seconds east 50.98 feet to a point in the southerly right of way; thence with said right of way south 84 degrees 10 minutes 00 seconds east 30 feet to the point of beginning and containing 6,055 square feet, more or less.

Being the same property conveyed to Lorraine Bonito by deed from Jerry W. Hopkins and wife, Brenda K. Hopkins, of record in Book 6907, Page 63, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Molton, Allen & Williams of record in Book 6124, Page 963, Register's Office for Davidson County, Tennessee with a present unpaid balance of approximately $49,219.41, which the Grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This conveyance is subject to any and all existing restrictions and easements of record.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 49,219.41.

Lorraine Bonito
Affiant

Subscribed and sworn to before me, this the 17th day of March, 1988.

Brent A. Anderson
NOTARY PUBLIC

My Commission Expires:
3-8-89

This is improved property known as 3133 Justin Towne Court, Antioch, Tennessee 37013.

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 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.

Whenever 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 hand this 17th day of March, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lorraine Bonito
Lorraine Bonito

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lorraine Bonito, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of March, 1988.

NOTARY PUBLIC

My Commission Expires 3-8-89

Jerry Monroe Bailey, husband of Patsy Susan Harris Bailey, joins in this conveyance for the sole purpose of relinquishing any and all claims, if any, he may have on the property as a result of being married to Patsy Susan Harris Bailey.

Jerry Monroe Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jerry Monroe Bailey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of March, 1988.

NOTARY PUBLIC

My Commission Expires 3-8-89

D.19
DEED.BONITO

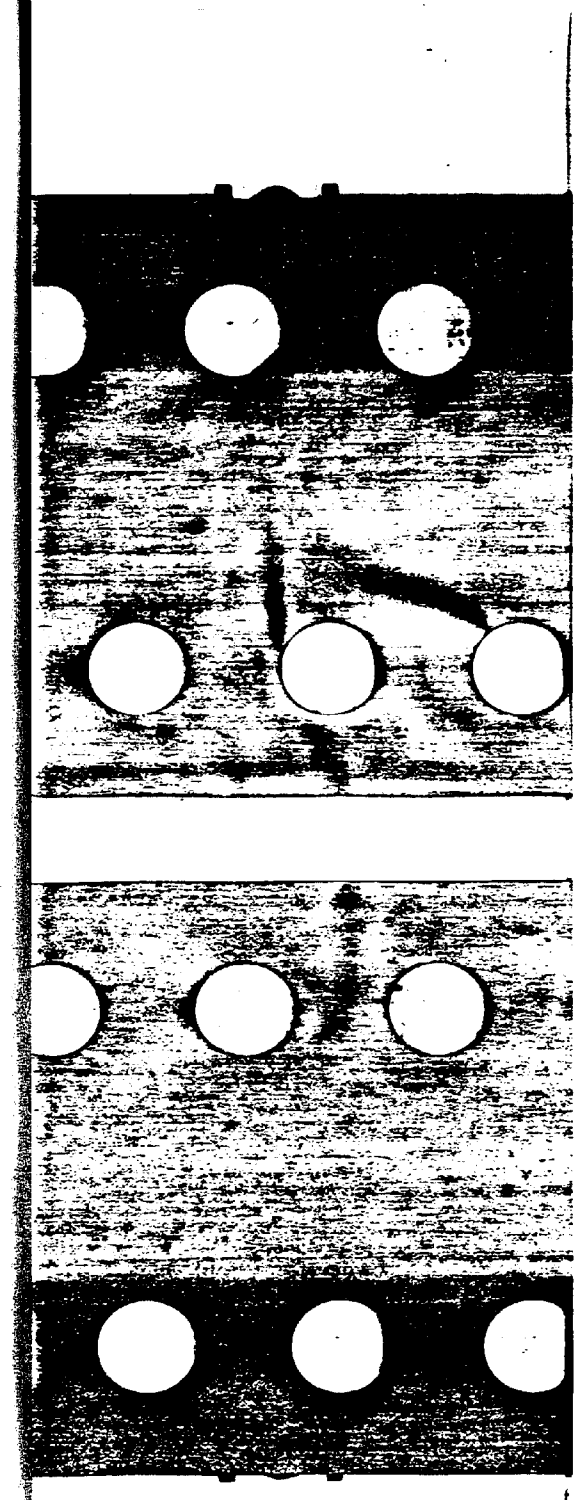
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IDENTIFICATION REFERENCE

MAR 17 1 48 PM '88

FELIX Z. WILKINSON REGISTER
DAVIDSON COUNTY, TN

7019 03/17 0101 03CHECK 147.25



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7493 PAGE 545

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 49219.41
CON TX 137.76
PRFEE 0.50
WDEED 9.00
TOTAL 147.26
CHECK 147.26

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/17/88 J1 13452 0001 7019

13572

IDENTIFICATION REFERENCE

MAR 17 1 48 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 71627