BOX 23

File No: 64814

Address New Owner:	Send Tax Bills To:	Map/Parcel
D. Stevens, etal	Same	Map 26-12
3937 Gallatin Rd		Par 4, 5
Nashville, Tenn.		

BOOK 8462 PAGE 611

WARRANTY DEED

FOR AND IN CONSIDERATION OF the herein named Grantees' conveyance simultaneously herewith to the herein named Grantor of 3 certain tracts or parcels of land located at 1102, 1104 and 1106 Straightway Avenue, Nashville, Davidson County, Tennessee, 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, WILLIAM FORREST BAILEY, and wife, BRENDA RUTH BAILEY, hereinafter called the GRANTORS, have bargained and sold and by these presents do transfer and convey unto D. STEVENS, unmarried, and JIM STEVENS, TRUSTEE, with full power to sell, mortgage, transfer or (otherwise) convey without the joinder or disclosure of any beneficiaries, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 12, 13 and 14 on the Plan of Mansker Meadows, Section 1, of record in Book 2331, Page 45, said Register's Office, to which reference is made for a more complete description.

BEING THE SAME PROPERTY conveyed to William Forrest Bailey and wife, Brenda Ruth Bailey, by deed from Dominion Asset Management in Tennessee, Inc. of record in Book 8454, Page 191, Register's Office for Davidson County, Tennessee, and recorded simultaneously herewith. Being the same property conveyed to Dominion Asset Management in Tennessee, Inc. by deed from Charles S. Sanger, Successor Trustee, of record in Book 8349, Page 771, Register's Office for Davidson County, Tennessee.

THIS PROPERTY is conveyed subject to all matters shown on plat of record in Book 2331, Page 45; any easements; and all applicable local government planning, building and zoning regulations. This property and improvements are sold in "AS IS" condition. This is (X) improved ( ) un-improved property known as 2353 Gallatin Road, Madison, Tennessee. This instrument was prepared by information provided by the parties.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said D. STEVENS, unmarried, and JIM STEVENS, TRUSTEE, with full power to sell, mortgage, transfer or (otherwise) convey without the joinder or disclosure of any beneficiaries, his heirs and assigns forever.

AND GRANTORS covenant that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate 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 our hands on this 10TH day of OCTOBER, 1991.

William Forrest Bailey
WILLIAM FORREST BAILEY

Brenda Ruth Bailey
BRENDA RUTH BAILEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

AFFIANT

Sworn to and subscribed before me this 10TH day of OCTOBER, 1991.

NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

2235 10/11 0101 03CHECK 469.50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Forrest Bailey and wife, Brenda Ruth Bailey, 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 and official seal at NASHVILLE, Tennessee, this 10TH day of OCTOBER, 1991.

NOTARY PUBLIC

My commission expires: 5/22/93.

Prepared By:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

5,380 U 3.

TENNESSEE REGISTRY
OCT 11 3 41 PM '91

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

RECEIVED OF _____

FOR _____

BOOK 8462 PAGE 613

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

MAMT 125000.00
ERR CO
MAMT 125000.00-
CAMT 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 6.00
TOTAL 469.50
CHECK 469.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/11/91 01 15:43 0001 2235

5380 3

IDENTIFICATION REFERENCE

OCT 11 3 43 PM '91

No. 467013