Box 23

File No: 84814A

BOOK 8462 PAGE 614

Address New Owner:	Send Tax Bills To:	Map/Parcel
William Forrest Bailey, etux	Same	(shown below)
1845 Welcome Lane		
Nashville, Tn. 37216		

WARRANTY DEED

2236 10/11 0101 03CHECK 472.50

FOR AND IN CONSIDERATION OF the herein named Grantees' conveyance simultaneously herewith to the herein named Grantor of a certain tract or parcel of land located at 2353 Gallatin Road, Madison, 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, 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 GRANTOR, has bargained and sold and by these presents does transfer and convey unto WILLIAM FORREST BAILEY, and wife, BRENDA RUTH BAILEY, as tenants by the entirety, hereinafter called the GRANTEES, their heirs and assigns, a certain 3 tracts or parcels of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

TRACT ONE; Map 72-13, Parcel 403.

Land in Davidson County, Tennessee, being the easterly 65.5 feet of Lot No. 13 on the Plan of Sharpe and Horn's Fourth Addition to Nashville, as of record in Book 161, Page 172, Register's Office for said County.

Said part of said Lot No. 13 fronts 65.5 feet on the southerly side of Straightway Avenue, formerly Main Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to D. Stevens by deed from Peoples of Nashville Company of record in Book 5839, Page 694, Register's Office for Davidson County, Tennessee.

TRACT TWO; Map 72-13, Parcel 404.

Land in Davidson County, Tennessee, being the easterly 15 1/2 feet of Lot No. 14 and the westerly 34 1/2 feet of Lot No. 13 on the Map of Sharpe & Horn's Fourth Addition, of record in Book 161, Page 172, Register's Office for said County, Tennessee.

Said parts of said lots adjoin and front together 50 feet on the southerly side of Straightway Avenue and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Jim Stevens, Trustee, with full power to sell, mortgage, transfer or convey without the joinder or disclosure of any beneficiaries, by deed from Robert F. Riley and wife, Daisy Louise Riley, of record in Book 4569, Page 161 Register's Office for Davidson County, Tennessee.

TRACT THREE; Map 72-13, Parcel 405.

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 14 on the Plan of Sharpe and Horn's Fourth Addition, as of record in Book 161, Page 172, Register's Office

for said County, Tennessee.

Said part of Lot 14 fronts 50 feet on the southerly side of Straightway Avenue, formerly Main Street and runs back between parallel lines, with the easterly margin of an alley, 170 feet to an alley in the rear.

Being the same property conveyed to Jim Stevens, Trustee with full power to sell, mortgage, transfer or otherwise convey without the joinder or disclosure of any beneficiaries, by deed from Gus C. Neely and Mary Louise Corbitt Neely Lawrence and James R. King and wife, Ruth King, of record in Book 4550, Page 963, Register's Office for Davidson County, Tennessee.

THIS PROPERTY is conveyed subject to Plan of Record in Book 161, Page 172, said Register's Office; any easements; and all applicable local government planning, building and zoning regulations. This property and improvements are sold in "AS IS" condition. This is improved property known as 1102, 1104 and 1106 Straightway Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM FORREST BAILEY, and wife, BRENDA RUTH BAILEY, as tenants by the entirety, their heirs and assigns forever.

AND GRANTOR covenants that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTOR does further covenant and bind himself, his 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 my hand on this 10 day of Oct., 1991.

D. Stevens
D. STEVENS, unmarried

Jim Stevens, Trustee
JIM STEVENS, TRUSTEE, with full power to sell, mortgage, transfer or (otherwise) convey without the joinder or disclosure of any beneficiaries

STATE OF TENNESSEE,
COUNTY OF Davidson

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

William Forrest Bailey
AFFIANT

Sworn to and subscribed before me this 10th day of October, 1991.

David Clark
NOTARY PUBLIC

My commission expires: 5/22/93.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named 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, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he 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

5380 4

RECEIVED FOR RECORD
OCT 11 3 42 PM '91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8462 PAGE 617

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

CAMT 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 9.00
TOTAL 472.50
CHECK 472.50

10/11/91 01 15:44 0001 2236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.3.8.0.4

IDENTIFICATION REFERENCE

OCT 11 3 42 PM '91

No. 467014