BOOK 10006 PG 238

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
William Herb Rader	SunTrust Bank, Nashville, N.A.	MAP and PARCEL
Tanya W. Rader	Attn: Tax Dept.	
3008 ~~3006~~ Simmons Avenue	201 4th Ave., North, 7th Fl.	119-14-0-109.00
Nashville, TN 37211	Nashville, TN 37230	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Erskin R. Bailey and Ruby D. Bailey, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **William Herb Rader and Tanya W. Rader, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 of Block "A" on the Map of Woodbine Courts, Part One, as of record in Book 1130, Page 39, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Erskin R. Bailey and wife, Ruby D. Bailey, by deed from Forrest Guill and Forrest Donald Guill, of record in Book 8307, Page 947, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3006 Simmons Avenue, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 1130, Page 39, said Register's office and all matters therein; 3) Storm Drainage Easement of record in Book 4166, Page 39, said Register's office.

96 APR -8 AM 9:14
IX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0168285
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $72,000.00

Affiant

Subscribed and sworn before me this 4th day of April, 1996.

My Commission Expires: 5/23/98

Notary Public

BOOK 10006 PG 239

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **4th** day of **April, 1996.**

Erskin R. Bailey

Erskin R. Bailey

Ruby D. Bailey

Ruby D. Bailey

STATE OF TENNESSEE
COUNTY OF Davidson

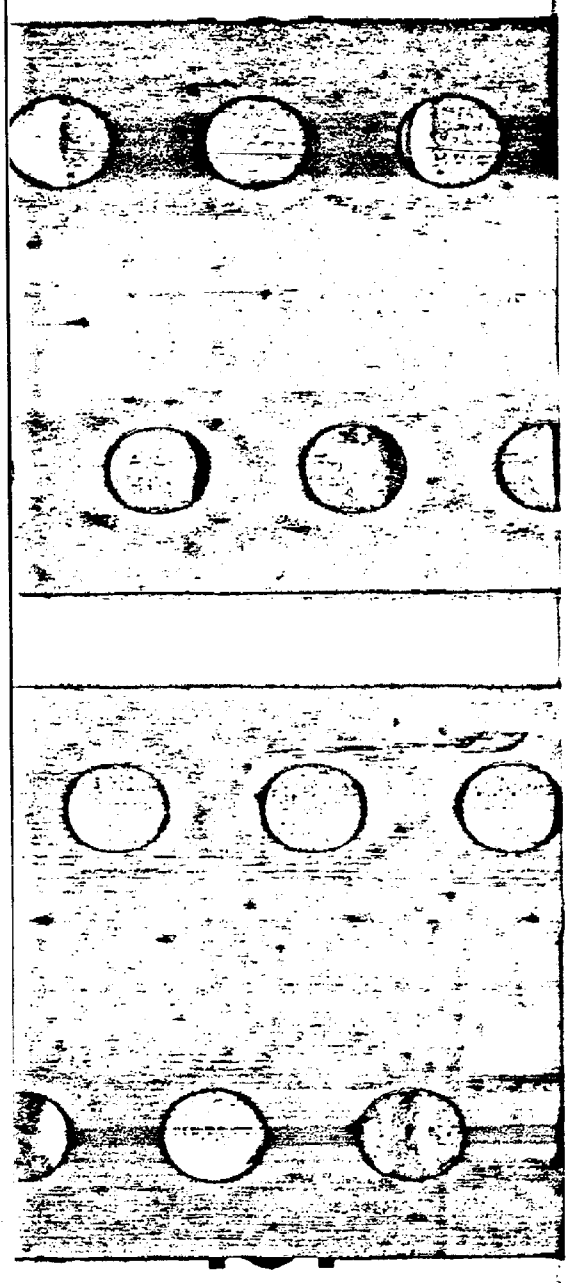
Personally appeared before me, **the undersigned authority,** a Notary Public in and for said County and State, the within named **Erskin R. Bailey and Ruby D. Bailey, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,,** Tennessee, this **4th** day of **April, 1996.**

Notary Public
My Commission Expires: 5/23/98

File No. 9604-147

7196 04/08 0101 03CHECK 275.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10006 PG 240

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

04/08/96 01 09:15 0001 7196

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168285
IDENTIF. ↑ REFERENCE

96 APR -8 AM 9:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025184