BOOK 10165 PG 480

This instrument prepared by Wischhof & Allen, P. C.
110 Glancy Street, Suite 109, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NOS.:**
James Kimbrough 146 Two Mile Pk Goodlettsville, TN 37072	Same	33-6-A 30 FB GO 20980

WARRANTY DEED

For and in consideration of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I/We, **John Kenneth Bailey and wife Laura Ann Bailey**, Grantors by these presents transfer and convey unto **James Kimbrough**, and Jamie Kimbrough, tenants in common with right of survivorship. Grantee, the following described real property:

LAND in Davidson County, Tennessee, being Lot No. 126 on the Plan of Echo Hills Estates, Section Two, of record in Plat Book 6900, Page 791, Register's Office for Davidson County, Tennessee, to which Plat reference is here made for a more complete description thereof.

BEING the same property conveyed to John Kenneth Bailey and wife Laura Ann Bailey by deed from Randall E. Woodard and wife Beverly O. Woodard, of record at Book 9722, Page 958, said Register's Office.

THIS CONVEYANCE is subject to all covenants of Echo Hills Estates, including those of record at Book 7489, Page 988; Book 7699, Page 949; and Book 9083, Page 26, said Register's Office.

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 I/we do covenant with the said Grantees that I/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 I/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.

Witness my/our signatures this 5th day of July, 1996.

John Kenneth Bailey Laura Ann Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **John Kenneth Bailey and wife Laura Ann Bailey**, the bargainor(s), and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: July 5, 1996.

Kathy J Byers
Notary Public

My commission expires: 11/22/97

KATHY J. B... NOTA... PUB... STATE OF T...

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT OF CONSIDERATION

The actual consideration for, or value of, this transfer, whichever is greater, is **$16,000.00**.

Affiant

Sworn to and subscribed before me this date: 7-5-96.

Kathy J Byers
Notary Public

My commission expires: 11/22/97

KATHY J. BYERS NOTARY PUBLIC STATE OF TENN...

PICK-UP

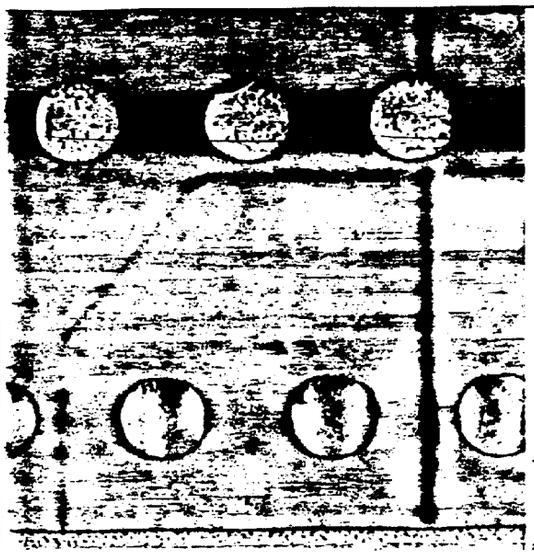
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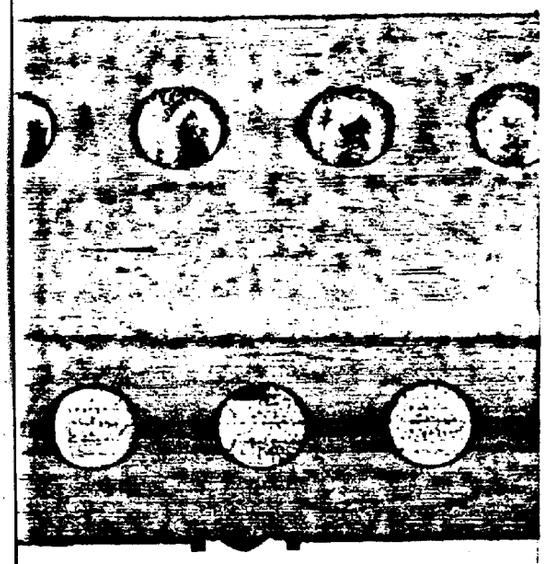
IDENTIFICATION REFERENCE

96 AUG 23 AM 9:51

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

0071 08/23 0101 03CHECK 68.20





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

RECEIVED OF _____

FOR _____

BOOK 10165 PG 482

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 16000.00
				CON TX 59.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 68.20
				CHECK 68.20
			08/23/96 01	09:56 0001 0071

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0217401
IDENTIF. # REFERENCE

96 AUG 23 AM 9:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1023124