PLEASE RECORD AND RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX #35 FILE NO. 00280756

BOOK 10178 PG 573

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Jeanne S. Bailey, attorney in fact
for Oscar Geny Jr.
Affiant

Sarah O. Bailey
Subscribed and sworn to before me this 30th day of August, 1996.

Kim L Wilson
Notary Public

My commission expires:

My Commission Expires JAN. 25, 1997

022134 6
IDENTIFICATION REFERENCE

96 SEP -4 PM 3:25
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Ferriss Clay Bailey, III and wife, Sarah O'Neill Bailey 3806 Dartmouth Lane Nashville, TN 37215	Same	Map: 116-8-104 Parcel:

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Oscar Geny, Jr.**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Ferriss Clay Bailey, III and wife, Sarah O. Bailey** (the "Grantee"), its successors and

assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 19, Block "A" on the plan of Woodmont Lane Homesites as of record in Plat book 1130, page 13, Register's Office for said County.

Said Lot No. 19 fronts 75 feet on the northerly margin of Dartmouth Lane and extends back between parallel lines 180 feet to a dead line in the rear.

Being all the same property conveyed to Oscar Geny, Jr. by deed from the heirs of the estate of Christine Franklin Ferguson, bing Franklin Cole Ferguson, Alice Christine Ferguson Lohman, and John Lambuth Ferguson of record in Book 6840, page 43, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1996, a lien, but not yet due and payable.

2. All matters shown on Plan of record in Book 1130, page 13, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever.

And the Grantor does covenant with the said Grantee that he is 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 above.

And the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of August 30, 1996.

Joanne Geny Bailey

Joanne Geny Bailey, attorney in fact for Oscar Geny, Jr., pursuant to Power of Attorney of record in Book 9099, page 279, R.O.D.C.T.

BOOK 10178 PG 575

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Joanne Geny Bailey, attorney in fact for Oscar Geny, Jr.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

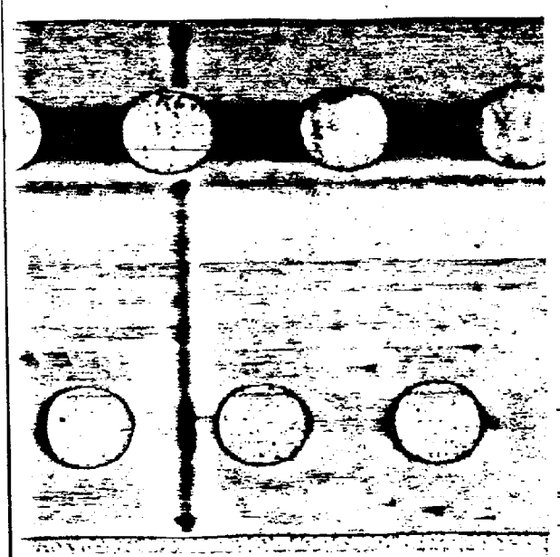
WITNESS my hand and official seal at office, on this the 30th day of August, 1996.

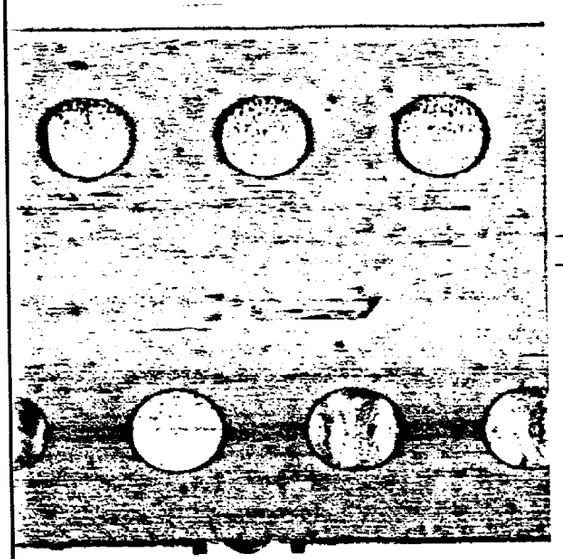
Kim L. Wilson
NOTARY PUBLIC

My Commission Expires My Commission Expires JAN 25 1997

genfcb\geny.gwd

4288 09/04 0101 03CHECK 568.00





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

RECEIVED OF _____

FOR _____

BOOK 10178 PG 576

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	150000.00
CON TX	555.00
PRFEE	1.00
WDEED	12.00
TOTAL	568.00
CHECK	568.00

09/04/96 01 15:29 0001 4288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221346
IDENTIF. # REFERENCE

96 SEP -4 PM 3:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026791