# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $350,000.00

David R Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 1997

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| David R. Bailey | | Map 64 |
| 401 Vadis Court | Same | Group 3-B |
| Old Hickory, Tennessee 37138 | | Parcel 50 CO |

FOR AND IN CONSIDERATION OF 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, I, WANDA WILLIAMS, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID RUSSELL BAILEY and wife, BEVERLY JEAN BAILEY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being Lot No. 261 on the Plan of Brandywine Pointe, Phase Four, Section Two, of record in Book 7900, pages 587 and 588,, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wanda Williams by deed from Brandywine Pointe Partners, L.P., of record in Book 9721, page 116, Register's Office for Davidson County, Tennessee.

**This conveyance is subject to the following:**

Metropolitan-Davidson County taxes for 1997, a lien but not yet due and payable.

Restrictive covenants contained in instrument of record in Book 8120, page 170; Book 8671, page 484; Book 9010, page 627; and Book 9057, page 831, Register's Office for Davidson County, Tennessee.

All matters of record in Book 7900, pages 587 and 588, Register's Office for Davidson County, Tennessee.

THIS IS ( X ) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:

401 Vadis Court, Old Hickory, Tennessee 37138
(HOUSE NUMBER) (STREET) (CITY) (STATE) (ZIP)

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 we do covenant with the said GRANTEES that 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 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. Wherever 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(s) this the 29th day of September, 19 97.

Wanda Williams
Wanda Williams

BOOK 10639 PG 191

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Wanda Williams, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this the 29th day of September, 19 97.

NOTARY PUBLIC

My Commission Expires: _____

D. W. McMACKIN NOTARY PUBLIC EXP. 9/26/98 AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged _____ to be President (or other officer authorized to execute this instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____ _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19___.

NOTARY PUBLIC

My Commission Expires:_____

MAIL ENV.

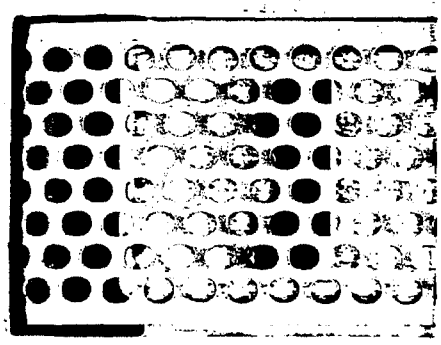
0356913

IDENTIF. & REFERENCE

97 OCT -8 AM 9:35

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7609 10/08 0101 02CHECK 1304.00



**OFFICIAL RECEIPT**

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

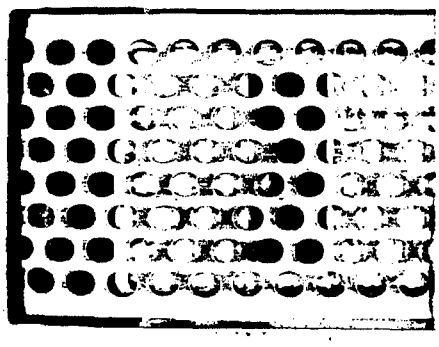
RECEIVED OF _____

FOR _____

BOOK 10639 PG 192

| | | |
|---|---|---|
| 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 350000.00
CON TX 1295.00
PRFEE 1.00
WDEED 8.00
TOTAL 1304.00
CHECK 1304.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0356913
IDENTIF. & REFERENCE

97 OCT -8 AM 9:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1206943