18B

BOOK 10890 PG 771

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **April, 1998** between JANIS BAILEY, UNMARRIED, GRANTOR, and MARK ALLEN TINSLEY and CARLA G. TINSLEY, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JANIS BAILEY, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto MARK ALLEN TINSLEY and CARLA G. TINSLEY, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 745 HOWSE AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Janis S. Bailey
JANIS BAILEY Signature of Seller

0426739
IDENTIF. ↑ REFERENCE

98 APR 20 PM 1:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5377 04/20 0101 03CHECK 371.90

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JANIS BAILEY, UNMARRIED, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **April, 1998.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

MARK ALLEN TINSLEY and CARLA G. TINSLEY, HUSBAND AND WIFE and
745 HOWSE AVENUE
MADISON, TN 37115

Property Address:

745 HOWSE AVENUE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 52-6, PARCEL 17 THOMAS E. STEWART

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$97,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **April, 1998.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 11 on the Plat of Pickett Heights, Sec. I, of record in Book 2331, page 37, Register's Office for said County, described as follows:

Said Lot No. 11 fronts 120 feet on the easterly side of Howse Avenue and runs back in an easterly direction 335 feet on the southerly line and 329.6 feet on the northerly line to a dead line measuring 134.2 feet thereon.

BEING the same property conveyed to JAMES S. MILLER AND WIFE, AUDREY E. MILLER, A/K/A ELISE MILLER, by Warranty Deed from DOROTHY ASHWORTH, UNMARRIED, of record in Book 5993, page 844, Register's Office for DAVIDSON County, Tennessee. The said James S. Miller having since died, the property vested by operation of law in his surviving spouse, Audrey E. Miller, a/k/a Elise Miller. Elise Miller died testate and unmarried, and by her Last Will and Testament, filed in the Probate Court for Davidson County, Tennessee, in Will Book 201, page 489, a certified copy of the same having been recorded in Book 9835, page 661, Register's office for Davidson County, Tennessee, the property vested in Janis Bailey, unmarried, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 52-6, PARCEL 17).

2. All matters as set forth on the Plan of record in Plat Book 2331, page 37, said Register's Office, including A 150-foot minimum building setback line from Howse Avenue and a 10-foot public utility and drainage easement on the rear line of said lot.

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

RECEIVED OF _____

FOR _____

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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 97000.00
CON TX 358.90
PRFEE 1.00
WDEED 12.00
TOTAL 371.90
CHECK 371.90

04/20/98 01 13:31 0001 5377

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0426739
IDENTIF. ← REFERENCE

98 APR 20 PM 1:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281521