0447763

IDENTIF. & REFERENCE

(2)

This instrument prepared by:
SHERRARD & ROE, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219

Box 62

98 JUN -8 PM 3:49

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Barbara and Thierno Bah 2302 Eastland Avenue Nashville, TN 37206	same _____ _____	Map 58/ p/o 94 Tract 4

BK/PG 10967/754

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, John H. Roe, Jr., as Executor of the Estate of Louise Oakley Hailey, deceased, (hereinafter referred to as the "Grantor"), does hereby, transfer and convey unto Barbara Jones Bah and husband, Thierno Bah (hereinafter referred to as the "Grantee"), certain real estate being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See Exhibit "A" attached.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those Permitted Exceptions set forth on Exhibit "B". Excepting only the Permitted Exceptions, Grantor further covenants and binds itself, and its heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has executed this deed on the 6 of ~~May~~ June, 1998.

ESTATE OF LOUISE OAKLEY HAILEY,
DECEASED

By: _____
John H. Roe, Jr., Executor

156792.01 0927-0002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BK/10967PG755

Before me, Rita McGuerry, a Notary Public in and for the County and State aforesaid, personally appeared John H. Roe, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he is the Executor of the Estate of Louise Oakley Hailey, Deceased, the within named bargainor, and who further acknowledged that he, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Estate of Louise Oakley Hailey by himself as Executor.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 6 day of ~~May~~ June, 1998.

Rita McGuerry
Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

2-25-2001

156792.01 0927-0002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

10967 756

The actual consideration or value for this transfer of property is $38,000.00 and no other monetary consideration.

Ritta D. Fuller
AFFIANT

Sworn to and subscribed before me this 6th day of June, 1998.

Kim C. Engelman
Notary Public

KIM ENGELMAN NOTARY PUBLIC AT LARGE

My Commission Expires:

5/28/2000

156792.01 0927-0002

Exhibit "A"

BK/10987757

Tract 4

A tract of land in the 13th Civil District of Davidson County, Tennessee and being a part of Parcel 94 on Tax Map 58, said tract being more particularly described as follows:

Beginning at a new iron pin on the westerly margin of Homeland Drive at the common corner of Tracts 3 & 4 and proceeding as follows:

1. With the westerly margin of Homeland Drive south 9 deg. 44' east a distance of 121.78' to an old iron pin; thence,

2. Continuing with the westerly margin of Homeland Drive around a curve to the left in a southerly direction, said curve having a radius of 1486.92' a distance of 390.61' to a new iron pin at the common corner of Tracts 4 & 5; thence.

3. With the common line of Tracts 4 & 5 south 55 deg. 00' west a distance of 430.0' to a new iron pin; thence,

4. Continuing with the common line of Tracts 4 & 5 north 70 deg. 15' 44" west a distance of 354.15' to a new iron pin at the common corner of Tracts 3, 4 & 5; thence,

5. With the common line of Tracts 3 & 4 north 41 deg. 35' 30" east a distance of 827.68' to the point of beginning containing 5.35 acres +/- as per survey prepared by Turner Engineering Company, 4205 Hillsboro Rd., 207 Hobbs Building, Nashville, TN 37215, RLS No. 87, entitled Division of The Hailey Property, dated 9-26-97, and being Job #982.

Being part of the same property conveyed to Mrs. W. L. Hailey, being one and the same person as Louise Oakley Hailey, by deed from Homeland, Inc. of record in Book 3946, page 623, Register's Office for Davidson County, Tennessee. Title now vests in John H. Roe, Jr., Executor of the Estate of Louise Oakley Hailey, Deceased pursuant to the Last Will and Testament of Louise Oakley Hailey of record in Book 9866, page 234, R. O.D.C.

Exhibit "B"

BOOK 10967 PG 758

Permitted Title Exceptions

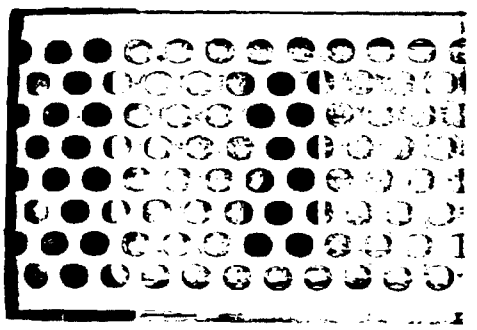
1. Taxes for 1998 and subsequent years.

2. All matters shown on a survey prepared by Turner Engineering Co. dated 9-26-97.

3. Greenbelt Applications of record in Book 8843, pages 497 and 498, R.O.D.C.

4. Restrictive Covenants regarding Tracts 1, 2, 3, 4 and 5 of the Division of Hailey Estate Property of record in Book 10929, page 406, R.O.D.C.

780 06/08 0101 03CHECK 161.60



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

RECEIVED OF _____

FOR _____

BOOK 10967 PG 759

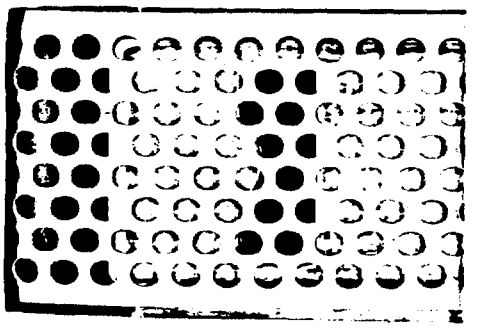
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 38000.00
CON TX 140.60
PRFEE 1.00
WDEED 20.00
TOTAL 161.60
CHECK 161.60

06/08/98 01 15:52 0001 7800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0447763
IDENTIF. ← REFERENCE

98 JUN-8 PM 3:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1303692