WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$137,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 1998.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duane M. Bailey	**Countrywide Home Loans, Inc.**	**149-2-13-19**
(NAME)	(NAME)	
636 Piccadilly Row	**155 North Lake Avenue**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Pasadena, CA 91109**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Jack Williams Construction, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Duane M. Bailey and wife, Janie D. 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:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Picccadilly Square, Phase 2 , of record in Plat Book 6250, Pages 92, 93, and 94, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jack Williams Construction , Inc., by deed of record in Book 10648, Page 210, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **636 Piccadilly Row, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

0482288
IDENTIFICATION REFERENCE

98 SEP -1 PM 12:42
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Witness our hands this 25th day of August, 1998.

Jack Williams Construction, Inc.

By: Jack Williams Pres.

Attest:

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jack Williams, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President, of the Company, executed the foregoing instrument for the purpose therin contained, by signing the name of the corporation by himself/herself as Jack Williams, President.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 1998.

Commission Expires: 05/26/2002

Elizabeth E. Triplett
NOTARY PUBLIC

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

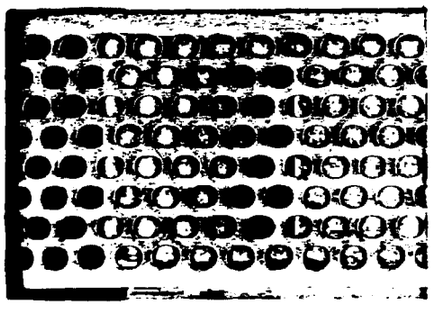
4800 09/01 0101 03CHECK 521.23

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

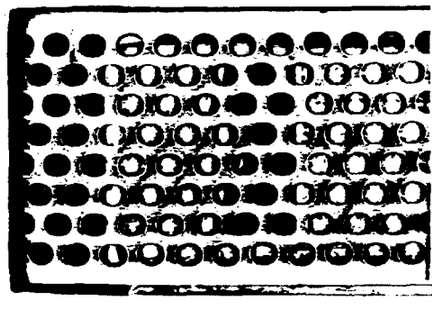
FOR _____

BOOK 11091 PAGE 739

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	
				137900.00
			CON TX	510.23
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	521.23
			CHECK	521.23
09/01/98	01	12:43	0001	4800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04482288

IDENTIFICATION REFERENCE

98 SEP -1 PM 12:42

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1340251