FROM: Houston Ezell Corporation

TO: Jimmy A. Bailey

THIS INSTRUMENT PREPARED BY:
Stephen C. Baker
WALLER LANSDEN DORTCH & DAVIS,
a Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219-1760

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Jimmy A. Bailey		Map 149-13
408 Claircrest Drive	(same)	Parcel 102
Antioch, Tennessee 37013		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,500.00.

Affiant

Subscribed and sworn to before me, this the 20th day of April, 1999.

Notary Public

My Comm. Expires: 9/15/99

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Houston Ezell Corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Jimmy A. Bailey, hereinafter called "GRANTEE", his 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. 108, on the Plan of Chadfield, Section One, of record in Book 7900, page 836, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.
>
> Being part of the same property conveyed to Houston Ezell Corporation by deed from Christian Education, Inc., of record in Book 9442, page 964, Register's Office for said County.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 1999 Metropolitan Government taxes.

2. All matters as shown on the plan of record in Book 7900, page 836, said Register's Office.

3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Protective Covenants, Conditions and Restrictions for Chadfield of record in Book 9540, page 634, said Register's Office.

4. Conveyance of water mains of record in Book 10800, page 889, said Register's Office.

5. Conveyance of sanitary sewer of record in Book 10800, page 929, said Register's Office.

This is unimproved property known as 5001 Chadfield Way, Antioch, Tennessee 37013.

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

GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 its hand this 20th day of April, 1999.

HOUSTON EZELL CORPORATION

BY: Ted Sanders, President
Ted Sanders, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ted Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Houston Ezell Corporation, the within named bargainor, a limited partnership, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20th day of April, 1999.

NOTARY PUBLIC

My Commission Expires: 9/19/99

05766688
IDENTIFICATION REFERENCE
99 APR 21 AM 10:41
ILL REGISTER
DAVIDSON COUNTY, TN.
5155 04/21 0101 02CHECK 86.85

454757.01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11440 PG. 731

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05766688

IDENTIFICATION/REFERENCE:

99 APR 21 AM 10:43

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	20500.00
CON TX	75.85
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	86.85
CHECK	86.85

04/21/99 01 10:45 0001 5155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475106