WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00**

George M. Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

BOOK 11510 PG. 20

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Matthew Bailey	**Standard Federal Bank, A Federal Savings Bank**	**141-6-A2**
(NAME) **7705 Poplar Ridge Drive**	(NAME) **2600 W. Big Beaver Road**	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Troy, MI 48084**	
(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, **Patricia S. Brown**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Matthew Baileyhusband and wife Stephanie B. 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. 11 on the Plan of Revised Section One, Poplar Ridge, of record in Plat Book 7900, Page 206, corrected in Book 8292, Page 973, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Patricia S. Brown by deed of record in Book 10507, Page 146, 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 **7705 Poplar Ridge Drive, Nashville, TN 37221**
(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.

05952460
DEED BOOK REFERENCE
99 JUN -3 PM 3:42
REGISTER
DAVIDSON COUNTY, TN.
'816 06/03 0101 03CHECK 510.50

Witness **my/our hand(s)** this.

BOOK 11510 PG. 21

Patricia S. Brown

Patricia S. Brown

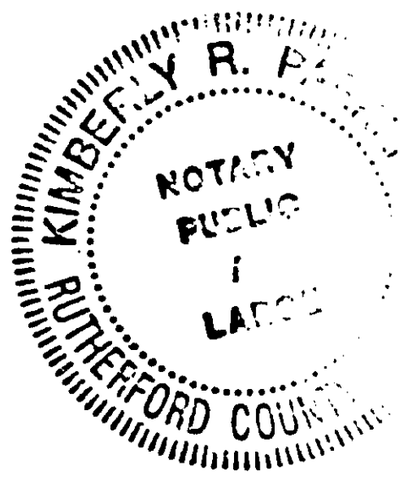
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Patricia S. Brown the 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 and official seal at Nashville, Tennessee, this 26th day of May, 1999

Kimberly R Parker
Notary Public

Commission expires: February 18, 2001



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11510 PG. 22

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

0595246
IDENTIFICATION REFERENCE

99 JUN -3 PM 3:42

REGISTER
DAVIDSON COUNTY, TN.

CAMT
135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 510.50
CHECK 510.50
06/03/99 01 15:45 0001 4816

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469327