BOOK 11711 PAGE 543

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
E. Dale Calvert 1833 Fox Chase Drive Goodlettsville, TN 37072	Same as New Owner	Map 7 P/O Parcel 166

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WILFORD E. BAILEY and wife, PHYLLIS ANN BAILEY, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto E. DALE CALVERT, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of the Wilford Bailey Property of record in Book 11700, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING a part of the same property conveyed to John Paul Peay and wife, Lottie M. Peay, by deed from Callie Downing, an unmarried woman, filed for record in Book 1349, page 206, Register's Office for Davidson County, Tennessee and by Quitclaim Deed of record in Book 7640, page 454, said Register's Office. The said John Paul Peay died on November 16, 1988, at which time ownership and title to the said property became vested in his widow, Lottie M. Peay, as surviving tenant by the entirety. Lottie M. Peay died, testate, on January 5, 1993, leaving a Last Will and Testament dated October 1, 1990, which was filed for probate in the Probate Court for Davidson County, Tennessee, in the matter of: *The Estate of Lottie M. Peay, deceased, Docket No. 93P-273.* The said Last Will and Testament of Lottie M. Peay, of record in Will Book 183, page 545, Probate Court for Davidson County, Tennessee, devises all of her estate, real, personal and mixed, to Wilford E. Bailey and wife, Phyllis Ann Bailey, including the real property, hereinabove described. The said Estate was closed on March 4, 1994. All debts and obligations owing by John Paul Peay and Lottie M. Peay have been fully paid and satisfied and there are no other persons, corporations, or other entities who have any interest, whatsoever, in the real property, hereinabove described.

The foregoing description was prepared from a survey dated May 10, 1999 and revised September 23, 1999, by Tommy E. Walker, Registered Land Surveyor, No. 1465.

This is unimproved property fronting Tinnin Road, Goodlettsville, Tennessee.

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 we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

[illegible] OR
UNS[illegible]MER RECEIVED

2. Greenbelt Rollback Taxes for the years 1997, 1998 and 1999, which are a lien but not yet due and payable and which will be paid in full by the Escrow Closing Attorney, when due.

3. Subject to any and all matters as shown on the plan of record in Book 11700, page 140, said Register's Office.

4. Subject to Restrictive Covenants for Wilford Bailey Property to be recorded in the Office of the Register of Deeds for Davidson County, Tennessee.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

WILFORD E. BAILEY

PHYLLIS ANN BAILEY

"GRANTEE"

E. DALE CALVERT, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

FILED 10/21 0101 03CHECK 99.80

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILFORD E. BAILEY and wife, PHYLLIS ANN BAILEY, and E. DALE CALVERT, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 20th day of October, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $24,000.00.

Affiant

Sworn to and subscribed before me, this the 20th day of October, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

99 OCT 21 AM 9:22

RECEIVED
FOR RECORD

0648714

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11711 PAGE 545

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

CAMT 24000.00
CON TX 88.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 99.80
CHECK 99.80

10/21/99 01 09:26 0001 2118

0648714

99 OCT 21 AM 9:23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1529916