39-B

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
under supervision of: Nathan C. Lee, Esq. P.O. Box 358 Chester, Virginia 23831	Southeastern Mortgage of TN (NAME) 115 29th Avenue, South (STREET ADDRESS) Nashville, TN 37212 (CITY) (STATE) (ZIP)	103-12-11

THIS INDENTURE, made and entered into this 27th day of April, 2000, by and between

CHRISTOPHER J. BAILEY and LAURA I. BAILEY, husband and wife party of the first part, and

JESSALYN HERSHINGER AND RICHARD K. ZEIGLER, as tenants in common with right of survivorship, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in _____ County of Davidson State of Tennessee.

See EXHIBIT A

Address of New Owner +

Property address: 237 Cherokee Road, Nashville, Tennessee 37205

Instr:200005010043212 Page: 1 OF 3
REC'D FOR REC 05/01/2000 3:35:21PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1147.00

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby convenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered.

Subject to restrictions of record, conditions, reservations and easements, zoning ordinances, if any, and general taxes and assessments not yet due and payable.

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

X _____
CHRISTOPHER J. BAILEY

X Laura Bailey
LAURA I. BAILEY

INDIVIDUAL

STATE OF ~~TENNESSEE~~ KY

COUNTY OF Jefferson

Personally appeared before me, ✓ Linda B. Telford, a Notary Public of said County and State, Christopher J. Bailey and Laura I. Bailey, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___he___ executed the within instrument for the purposes therein

contained.

Witness my hand, at office, this 21 day of April, 2000

My Commission Expires 21 day of March, 2002

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 310,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27 day of April, 2000

NOTARY PUBLIC

My commission expires: 8/23/2002

E 1890 R. 8/86

X Linda B. Tilford

Notary Public

PROPERTY ADDRESS:

LINDA B. TILFORD NOTARY PUBLIC STATE AT LARGE, KENTUCKY

MIA BOSCHEE NOTARY PUBLIC STATE AT LARGE COUNTY, TENN.

CHRISTOPHER J. BAILEY and LAURA I. BAILEY
husband and wife
237 Cherokee Road
Nashville, Tennessee 37205

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 32 Block L on the Plan of Cherokee Park, Third Section, of record in Book 843, pages 2 and 3, said Register's Office.

SAID Lot No. 32 of Block L fronts 60 feet on the southwesterly margin of Cherokee Road and extends back 136.77 feet on the northwesterly line and 134.76 feet on the southeasterly line to a dead line in the rear, measuring 60.03 feet thereon.

BEING the same property conveyed to Christopher J. Bailey and wife, Laura I. Bailey, by deed from Hal B. Johnson and wife, Dona D. Johnson and Roger Paul Disilvestro and wife, Terri L. Disilvestro, of record in Book 9636, page 281, said Register's Office.

Description reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 843, Pages 2 & 3, said register's Office, which Plan shows a 35 foot minimum building setback line from Cherokee Road.