This Instrument Prepared By:
Broker's Escrow Services, Inc.
211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Leon Bailey & Jewell Bailey
2113 Creighton Ave.
Nashville, TN 37206-2242

MORTGAGEE:
Midland Mortgage Co.
P.O.Box 26648
Oklahoma City, OK 73126

Instr:200007130069586 Page: 1 OF 2
REC'D FOR REC 07/13/2000 3:44:35PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $177.60

SEND TAX BILL TO:
Mortgagee

MAP 83-
GROUP 3-
PARCEL 129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James O. Oatsvall and Jean Y. Oatsvall** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Leon Bailey and Jewell Bailey**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 19 and a part of a Court and part of 3 alleys of the Minnie E. Martin subdivision as of record in Plat Book 547, Page 137, Register's Office for Davidson County, Tennessee.

Said property fronts 49.8 feet on the south side of Creighton Avenue and runs back between parallel lines parallel to and 150 feet west of Riverside Blvd., 201 feet to a dead line.

Being the same property conveyed to James O. Oatsvall and wife, Jean Y. Oatsvall by deed of record in Book 8963, Page 843, of record in Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, building setback lines and restrictions of record and taxes.

This is improved property known as 2113 Creighton Avenue, Nashville, Tennessee 37206-2242.

Taxes for the current year have been settled between the parties.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTORS do further covenant and bind themselves their 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.

WITNESS my hand this the 16th day of June, 2000.

James O. Oatsvall

Jean Y. Oatsvall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, James O. Oatsvall and Jean Y. Oatsvall, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of June, 2000.

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

NOTARY PUBLIC / Rebecca R. Waynick

My Commission Expires:

My Commission Expires
September 13, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $48,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of June, 2000.

NOTARY PUBLIC / Rebecca R. Waynick

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires
September 13, 2003