THIS INSTRUMENT PREPARED BY:
K. Gabriel Heiser, Esq.
LAW OFFICES OF K. GABRIEL HEISER
155 Franklin Road, Suite 137
Brentwood, TN 37027

Instr:200008150080570 Page: 1 OF 2
REC'D FOR REC 08/15/2000 9:07:03AM
RECORD FEE: $10.00
T. TAX: $0.00 T. TAX: $0.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that DAVID RICHARD BAILEY and wife, NANCY MOORE BAILEY, Grantors, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby grant, bargain, convey, and transfer all of their right, title and interest in the property described below to DAVID RICHARD BAILEY and NANCY MOORE BAILEY, as tenants-in-common. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Being part of Lot No. 108 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described according to a copy of a survey made by Harvey Gee, Surveyor, July 2, 1947, as follows:
>
> Beginning at a point in the easterly margin of Lynwood Boulevard, at the southwest corner of part of Lot No. 108 conveyed to N. A. Bastian and wife, by deed of record in Book 1756, page 477, said Register's Office; thence along Bastian's southerly line, easterly 251 feet, more or less, to a point in the original east line of Lot No. 108; thence along the east line of same southerly 142.37 feet, more or less, to a point at the northeast corner of a part of said lot conveyed to Leslie G. Reuther and wife, by deed from Dunn Realty Corporation et al, of record in Book 1558, page 39, said Register's Office, said point being 21.1 feet north of the corner of Lots Nos. 108 and 109; thence westerly 250.8 feet, more or less, along the northerly line of said Reuther lot to a point in the easterly margin of Lynwood Boulevard, at Reuther's northwest corner, and being 31.7 feet more of the corner of Lots Nos. 108 and 109; thence with the margin of said Boulevard northerly 129.9 feet to the beginning.
>
> Being the same property conveyed to DAVID RICHARD BAILEY and wife, NANCY MOORE BAILEY, by deed from Henry T. Berglund and wife, Margaret Bass Berglund, dated October 26, 1973, of record in Book 4759, Page 954, Register's Office for Davidson County, Tennessee.

This is improved property known as 504 Lynnwood Boulevard, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever; and Grantors hereby covenant to and with the Grantee and Grantee's successors and assigns that Grantors are lawfully seized and possessed of the above-granted premises in fee simple and have a good and lawful right to convey it, and the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance. Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said premises and every part and parcel thereof to the said Grantee against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The liability and obligations of the Grantors to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument but merely define the scope, nature, and amount of such liability or obligations.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

IN TESTIMONY WHEREOF, this instrument was executed on August 11, 2000.

DAVID RICHARD BAILEY

NANCY MOORE BAILEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared DAVID RICHARD BAILEY and NANCY MOORE BAILEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal on August 11, 2000.

NOTARY PUBLIC
My Commission expires: January 26, 2004

DEBORAH K. BAUCOM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires January 26, 2004

Property address:
504 Lynnwood Boulevard
Nashville, TN 37205

Mail Tax Bills To:
DAVID RICHARD BAILEY
504 Lynnwood Boulevard
Nashville, TN 37205

PARCEL I.D.
BM-1255

130-03-0 082.00

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

NANCY MOORE BAILEY, Affiant

Subscribed and sworn to before me on August 11, 2000.

NOTARY PUBLIC
My Commission Expires:

DEBORAH K. BAUCOM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires January 26, 2004