WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/00 13:45 3pgs
Fees:15.00 Taxes:3087.30
20000915-0091927

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 829,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 5/30/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Byron Coben (NAME)	AmSouth (NAME)	MAP 158-4-A
14 Breckenridge (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	PARCEL 45.00CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (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, Allan H. Bailey and wife, Nancy V. Bailey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Byron Coben and wife, Amelia K. Coben

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. 39 on the Plan of Otter Wood, Section Two, Revised, as of record in Book 6900, pages 598 through 602, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Allan H. Bailey and wife, Nancy V. Bailey, by deed from Margaret N. Whitfield and husband, James Edward Whitfield, of record in Book 10164, page 740, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS instrument is being executed in behalf of Allan H. Bailey, pursuant to a Power of Attorney executed by same on the 29th day of August, 2000, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 14 Breckenridge, Nashville, TN 37215
(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.

Witness our hand s this 31st day of August 2000

Allan H. Bailey by Nancy V. Bailey, ATTY-in-fact
Allan H. Bailey

Nancy V. Bailey
Nancy V. Bailey

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 Nancy V. Bailey

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 31st day of August, 2000.

Commission expires January 31, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

Before me, a Notary Public of said State and County aforesaid personally appeared Nancy V. Bailey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Allan H. Bailey, as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said Allan H. Bailey.

Witness my hand and seal at office this 31st day of August, 2000.

Notary Public - Lee E. Cranford

My Commission Expires: January 31, 2004

STATE OF TENNESSEE

COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in this instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Nancy V. Bailey
Affiant

Sworn to and subscribed before me this 31st day of August, 2000.

Notary Public

My Commission Expires: 1/31/04