Davidson County DEEDWARR
Recvd: 11/09/00 15:42 2pgs
Fees:11.00 Taxes:481.00
20001109-0111717

This instrument prepared by:
Benchmark Title Company
110 Court Square - P.O. Box 39
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYERS AND OWNERS:
WILLIAM FORREST BAILEY and wife, BRENDA RUTH BAILEY
1845 Welcome Lane
Nashville, TN 37216

MAP: 051-11-0-023.00

FOR AND IN CONSIDERATION of ONE HUNDRED THIRTY THOUSAND ($130,000.00) DOLLARS, cash in hand paid by the Grantees to the Grantor, the receipt and sufficiency of which are hereby acknowledged in full, I, ***FRANCES G. LANKFORD, unmarried,*** have bargained and sold, and by these presents do transfer and convey unto, ***WILLIAM FORREST BAILEY and wife, BRENDA RUTH BAILEY,*** their heirs and assigns, a certain tract or parcel of land in the of Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Oakland Acres Section 8, as of record in Book 2854, page 78, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Roy B. Lankford and wife, Frances G. Lankford by deed from Hardcastle Construction Company, Inc., dated 9/20/60 and of record in Book 3131, page 637, Register's Office for Davidson County, Tennessee. The aforementioned Roy B. Lankford is now deceased, leaving said property to his wife, by tenants by the entirety, Frances G. Lankford.

Possession with deed.

2000 taxes shall be prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***WILLIAM FORREST BAILEY and wife, BRENDA RUTH BAILEY,*** their heirs and assigns, forever. And I covenant with the said, ***WILLIAM FORREST BAILEY and wife, BRENDA RUTH BAILEY,*** that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it and the same is unencumbered, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said, ***WILLIAM FORREST BAILEY and wife, BRENDA RUTH BAILEY,*** their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 31st day of October, 2000.

Frances G Lankford
FRANCES G. LANKFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and county, personally appeared, ***FRANCES G. LANKFORD, unmarried,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Madison, Tennessee, this the 31 day of October, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/4/2003

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 31st day of October, 2000.

REGISTER OR NOTARY

MY COMMISSION EXPIRES: 1/4/2003

Mmt/RE-2971 Deed Lankford to Bailey