SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of August, 2001.

Notary Public

My Commission Expires: 11-18-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
William L. Bailey and Jeanie D. Bailey
912 Stoneview Court
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 09/06/01 09:29 2pgs
Fees:13.00 Taxes:388.50
20010906-0096636

SEND TAX BILLS TO:
ERA Mortgage
3000 Leadenhall Road
Mount Laurel, NJ 08054

MAP-PARCEL NUMBERS:
165-130-023.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jannie C. Gray** hereinafter referred to as Grantors, hereby transfers and conveys to **William L. Bailey and Jeanie D. Bailey** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in ~~Williamson~~ DAVIDSON County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 142 on the plan of Peppertree Forest Section 2 of record in Plat Book 7900, Page 176, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Jannie C. Gray, a single person by deed from Secretary of Veterans Affairs of record in Book 10865, Page 944, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 176, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7982, Page 736, Book 8294, Page 159, Book 8367, Page 501, Book 8491, Page 559, Book 8531, Page 496, Book 8678, Page 509, Book 8678, Page 514, Book 8757, Page 607, Book 8911, Page 265, Book 8983, Page 767, Book 8983, Page 772, Book 9004, Page 514, Book 9036, Page 719, Book 9157, Page 711, Book 97287, Page 698, Book 9293, Page 86, Book 9455, Page 801, Book 9664, Page 162, Register's Office for Davidson County, Tennessee.

By Laws of record in Book 8757, Page 623, said Register's Office.

All other easements and restrictions of record in Register's Office for said County.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 912 Stoneview Court, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** 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, unless otherwise herein set out; and I do further covenant and bind myself, my 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 my hand this 30th day of August, 2001.

Jannie C. Gray

Jannie C. Gray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jannie C. Gray, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 2001.

Notary Public

11-18-01

My Commission Expires

DONALD R. BAKER, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

03417-BP