RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 6th day of September, 2001, by and between CAROL HUDSON, CONSERVATOR FOR CLARENCE O. INGRAM, A MARRIED MAN, hereinafter called Grantor, and KEVIN BAILEY, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CAROL HUDSON, CONSERVATOR FOR CLARENCE O. INGRAM, A MARRIED MAN, Grantor, does hereby bargain, sell, transfer and convey unto KEVIN BAILEY, UNMARRIED, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2319 INGLESIDE ROAD, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

JANE INGRAM, wife of CLARENCE O. INGRAM, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise and she does not warrant title.

WITNESS the hand and seal of Grantor on the day and year first above written.

Carol Hudson, Conservator
CAROL HUDSON, CONSERVATOR FOR
CLARENCE O. INGRAM, A MARRIED MAN
Signature of Seller

Jane Keller Ingram
JANE INGRAM, SPOUSE
Signature of Seller

Davidson County DEEDWARR
Recvd: 09/18/01 09:36 4pgs
Fees:23.00 Taxes:455.10
20010918-0100750

STATE OF TENNESSEE)

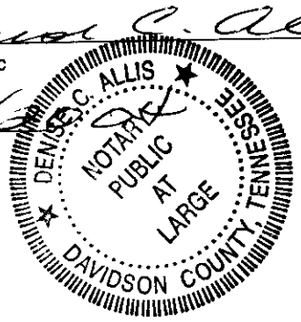
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANE INGRAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that shey executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 6th day of September, 2001.

Notary Public

My commission expires: 5/30/



INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CAROL HUDSON, CONSERVATOR FOR CLARENCE O. INGRAM, A MARRIED MAN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **6th** day of September, 2001.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

KEVIN BAILEY, UNMARRIED

2319 INGLESIDE ROAD
NASHVILLE, TN 37214

Property Address:

2319 INGLESIDE ROAD
NASHVILLE, TN 37214

Person Responsible for Taxes:

Map & Parcel #: MAP 95-3, PARCEL 100

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$123,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **6th** day of **September, 2001.**

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot no. 154 on the Plan of Merry Oaks Subdivision, as of record in Book 1835, page 67, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Ingleside Road at the corner of Lot Nos. 154 and 155; thence with the line between said lots, southerly 124.3 feet to a point, being the common corner of Lots 154, and 155 and 174: thence with the line between Lots 154 and 174, eastwardly 123.2 feet to a point in the westerly margin of Fairway Drive; thence with the margin of said drive, northerly 114.8 feet to the beginning of a curve; thence around said curve, northwesterly 39.9 feet to a point in the southerly margin of Ingleside Road; thence with the margin of the same westerly 116.5 feet to the point of beginning.

BEING the same property conveyed to CLARENCE O. INGRAM AND WIFE, BESSIE S. INGRAM, by deed from DAVID S. COLEMAN SR AND WIFE POLLY, of record in BOOK 3642, PAGE 234, Register's Office for DAVIDSON County, Tennessee. The said Bessie S. Ingram having since died, the property vested by operation of law in her surviving spouse, Clarence O. Ingram. Clarence O. Ingram has since married Jane Ingram. Carol Hudson has been appointed conservator for the said Clarence O. Hudson and by and Order duly filed and executed in the Seventh Circuit Court for Davidson County, Tennessee - Probate Division, Docket No. 98P-1890, approval was given to sell said property, which Order has been recorded immediately prior hereto in Instrument No. 20010918-0100749, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 95-3, PARCEL 100).

2. All matters as set forth on the Plan of Merry Oaks, of record in Plat Book 1835, page 67, said Register's Office, which plan includes a 30-foot minimum building setback line from Ingleside Road and Fairway Drive; a 10-foot public utility and drainage easement along the westerly line.