Davidson County DEEDWARR
Recvd: 01/03/02 16:07 2pgs
Fees:13.00 Taxes:869.50
20020103-0001331

This instrument prepared by:
Pioneer Title Company, Inc.
P.O. Box 2114
Dickson, TN 37056

PTC #01-280

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James William Oldham and wife, Beulah Taylor Oldham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James K. Bailey and wife, Denise H. Bailey

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot Number 24 on the Plan of Craigmeade Subdivision as of record in Book 2900, page 121, Register's Office for Davidson County, Tennessee.

Said Lot Number 24 fronts 131.2 feet on the northerly side of Craigmeade Circle and runs back 244.4 feet on the westerly line and 285.0 feet on the easterly line to a dead line measuring 205.8 feet thereon.

Being the same property conveyed to James William Oldham and wife, Beulah Taylor Oldham by deed from John U. Wilson and wife, Louise Wilson of record in Book 3224, page 95, Register's Office for Davidson County, Tennessee.

No dwelling shall be erected on said Lot having a ground floor square foot area of less than 1200 square feet for one story dwelling.

Garages shall be entered only from either end of house.

This property is subject to Restrictive Covenants on Craigmeade Subdivision, Section 1 of Record in Book 3135, page 283 and as modified in modification of Restrictive Covenants of Record in Book 6680, page 852, subject to Plat of record in Book 2900, page 121, and Agreement for Dedication or Easement for Sanitary Sewers and/or Storm Drainage as shown of record in Book 4952, page 229, all being of record in the Register's Office of Davidson County, Tennessee.

2001 County property taxes have been prorated and the entire tax bill has been paid by Grantors.

TOGETHER 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. Whenever 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, this **28th** day of **December, 2001.**

James William Oldham
James William Oldham

Beulah Taylor Oldham
Beulah Taylor Oldham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **James William Oldham**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged **him**self to be the within named bargainor, and that **he** executed the foregoing instrument for the purposes therein contained, by signing **his** name.

Witness my hand and official seal at office in said County this **28th** day of **December, 2001**.

My commission expires: June 23, 2003

Angelia B. Deason
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Beulah Taylor Oldham**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged **her**self to be the within named bargainor, and that **she** executed the foregoing instrument for the purposes therein contained, by signing **her** name.

Witness my hand and official seal at office in said County this **28th** day of **December, 2001**.

My commission expires: June 23, 2003

Angelia B. Deason
Notary Public

STATE OF: TENNESSEE
COUNTY OF: DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is: **$235,000.00**

James K. Bailey
Affiant

Sworn to and subscribed before me this **28th** day of **December, 2001**.

My Commission Expires: June 23, 2003

Angelia B. Deason
Notary Public

MAP and PARCEL NUMBER:
95-2-146

SEND TAX BILLS
2248 Craigmeade Circle
Nashville, TN 37214