Davidson County DEEDWARR
Recvd: 01/30/02 10:53 3pgs
Fees:18.00 Taxes:434.75

20020130-0013021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$ 147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2002

Notary Public

MY COMMISSION EXPIRES: My Commission Expires OCT. 25, 2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, 321 West Main Street, Suite 201, Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Forrest Bailey and Brenda Ruth Bailey	Owner	Map 51-3-0
(NAME) 609 Vantrease Road	(NAME)	Parcel 002.00
(ADDRESS) Madison TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **THELMA MANNING KING, CAROL PIERCE BOCKOVER, AND HAZEL MANNING HERRON THE HEIRS AT LAW OF ELEANOR PATRICIA MANNING**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **WILLIAM FORREST BAILEY AND BRENDA RUTH BAILEY HUSBAND AND WIFE**, hereinafter called the GRANTEE(S), 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 Nos. 111, 112, 113 and 114 of Block "B" on the Map of Marthonna, not of record, and described according to a copy of survey thereof, made by J. A. Mefford, Surveyor, in December 1937, as follows:

Beginning at a point in the northerly margin of Ezell Road South at the common corner of Lot Nos. 110 and 111, being 100 feet East of the easterly margin of Ezell Road West; thence northerly, with the line between said lots, 250 feet to a point; thence easterly 100 feet to the common corner of Lot No. 114 and 115; thence southerly, with the line between said lots 250 feet to the northerly margin of Ezell Road South; thence with the margin of the same, north 86 deg. 02' West 100 feet to the point of beginning.

Being the same property conveyed to Eleanor Patricia Manning by Quitclaim Deed of record in Book 5473, page 554, Register's Office of Davidson County, Tennessee.

Subject to any and all matters of record in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 609 Vantrease Road, Madison, TN 37115
(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 GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 hands this 25th day of January, 2002.

Thelma Manning King by Ernest E. Clancey

Thelma Manning King by Ernest E. Clancey, her Attorney in Fact

Carol Pearce Bockover by Ernest E. Clancey

Carol Pierce Bockover by Ernest E. Clancey, her Attorney in Fact

Hazel Manning Herron by Ernest E. Clancey

Hazel Manning Herron by Ernest E. Clancey, her Attorney in Fact

STATE OF TENNESSEE)

:ss

COUNTY OF DAVIDSON)

On this 25th day of January 2002, before me personally appeared Ernest E. Clancey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the forgoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Thelma Manning King, and authorized to execute this instrument, by virtue of an instrument of record in Record Book __X__, page _____ of Register's Office of Davidson County, Tennessee.

*20020130-0013019

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 25th day of January 2002.

Notary Public

My Commission Expires: My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE)

:ss

COUNTY OF DAVIDSON)

On this 25th day of January 2002, before me personally appeared Ernest E. Clancey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the forgoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Carol Pierce Bockover, and authorized to execute this instrument, by virtue of an instrument of record in Record Book __X__, page _____ of Register's Office of Davidson County, Tennessee.

* 20020130-0013020

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 25th day of January 2002.

Notary Public

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE)

:ss

COUNTY OF DAVIDSON)

On this 25th day of January 2002, before me personally appeared Ernest E. Clancey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the forgoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Hazel Manning Herron and authorized to execute this instrument, by virtue of an instrument of record in Record Book *, page _____ of Register's Office of Davidson County, Tennessee.

* 20020130 - 0013018

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 25th day of January 2002.

Notary Public

My Commission Expires OCT. 25, 2003