Davidson County DEEDWARR
Recvd: 02/05/02 09:11 2pgs
Fees:13.00 Taxes:1036.00

20020205-0015539

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Michael F. Miranne

Affiant

Subscribed and sworn to before me, this 30th day of January, 2002.

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004

Notary Public
My commission expires: 03/28/04

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael F. Miranne	Legends Mortgage Inc.	064-03-0-B-096.00
153 Shute Circle	1143 Columbia Ave., Ste C-11	
Old Hickory TN 37138	Franklin, TN 37064	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Douglas C. Bailey and wife, Tammy S. Bailey, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael F. Miranne and wife, Darlene Miranne, hereinafter called the Grantees, their successors 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 No. 34 on the plan of Phase Seven, Section Two, Brandywine Pointe, of record in Plat Book 7900, page 948, said Register's Office, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Douglas C. Bailey and wife, Tammy S. Bailey, by deed from Superior Homes and Construction Inc. of record in Book 10105, page 206, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 153 Shute Circle, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 January, 2002.

Douglas C. Bailey

Tammy S. Bailey

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Douglas C. Bailey and Tammy S. Bailey, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 30th day of January, 2002.

Notary Public

My Commission expires 03/28/04

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004