Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #02-1269

Davidson County DEEDWARR
Recvd: 05/28/02 13:34 2pgs
Fees:13.00 Taxes:906.50
20020528-0064321

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ralph A. Edwards, and wife, Velma E. Edwards and Steven J. Donnelly, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shawn E. Bailes and wife, Elizabeth W. Bailes**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 3 and the northerly half of Lot No. 4 of Block 12 on the Plan of Yarbrough's Subdivision of Woodland, as of record in Book 161, Page 87, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ralph A. Edwards and wife, Velma E. Edwards, and Steven J. Donnelly, unmarried by deed of record in Instrument No. 200006260063500, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2218 Grantland Avenue, Nashville TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 16th day of May, 2002

Ralph A. Edwards
Ralph A. Edwards

Velma E. Edwards by
Velma E. Edwards by Ralph Edwards her Attorney in Fact
Ralph A. Edwards att in fact

Steven J. Donnelly
Steven J. Donnelly

State of Tennessee)
County of Davidson)

On this 16th day of May, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ralph A. Edwards, Individually and as Attorney in Fact for Velma E. Edwards, and Steven J. Donnelly the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BAILEY NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 245,000.00.**

Affiant

Sworn and subscribed before me on this the 16th day of May, 2002.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BAILEY NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Shawn E. Bailes	**Suntrust Mortgage**	**105-14-112**
2218 Grantland Avenue	**9115 Harris Corners Parkway**	
Nashville, TN 37204	**Charlotte, NC 28269**	