FILE BOX 45

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/02 10:30 2pgs
Fees:13.00 Taxes:532.80

20020610-0070085

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
I HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June 2002.

Notary Public

MY COMMISSION EXPIRES: 1/29/05

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

| ADDRESS NEW OWNERS(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Corporate Transfer Services (NAME) | Same (NAME) | 63-16-0-B |
| 3300 Fernbrook Lane, #300 (STREET ADDRESS/ROUTE NUMBER) | (STREET ADDRESS) | 171.00 |
| Plymouth, MN 55447 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, I/WE,

Jay G. Bailey and wife, Sherri L. Bailey

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

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:

Being Lot No. 253 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, Page 445 and by an Amendment to Change Name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jay G. Bailey and wife, Sherri L. Bailey, by Deed from James A. Buckelew and wife, Joyia K. Buckelew, dated May 31, 1996, recorded June 7, 1996, of record in Book 10079, page 230, in the Register's Office for Davidson County, Tennessee.

rta/81344-02

**SUBJECT TO EASEMENTS, SETBACK LINES AND MATTERS OF RECORD AT BOOK 6900, PAGE 550-552, AMENDED IN BOOK 7462, PAGE 445, AND BOOK 8181, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND OTHERWISE OF RECORD; RESTRICTIONS OF RECORD AT BOOK 7351, PAGE 852, BOOK 7431, PAGE 204, BOOK 7451, PAGE 739, BOOK 8336, PAGE 393, SAID REGISTER'S OFFICE, AND OTHERWISE OF RECORD; ZONING REGULATIONS FOR THE APPROPRIATE GOVERNMENTAL AUTHORITY, AND RIGHTS FOR PUBLIC UTILITIES AND PUBLIC RIGHTS OF WAY, AND TO MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY.**

**NOTE: THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HEREIN. NO OPINION OF TITLE IS GIVEN BY PREPARER. LEGAL DESCRIPTION WAS TAKEN FROM PRIOR DEED. THIS INSTRUMENT SHOULD BE RECORDED IMMEDIATELY AFTER EXECUTION WITH THE DAVIDSON COUNTY REGISTER OF DEEDS. EACH PARTY SHOULD CONSULT AN ATTORNEY BEFORE SIGNING THIS DOCUMENT.**

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 hand s this 31st day of MAY, 2002.

Jay G. Bailey

Sherri L. Bailey

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jay G. Bailey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, the within named bargainor, and who acknowledged that she executed the within document for the purposes therein contained, as his free act and deed.

Witness my hand and official seal at NASHVILLE, TN, this 31st day of MAY 2002.

Ruth R. Cushenberry Notary Public

Commission Expires: 3-26-05

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state aforesaid, **Sherri L. Bailey**, to me known personally (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, as her free act and deed.

Witness my hand and official seal at NASHVILLE, TN, this 31st day of MAY, 2002.

My Commission Expires: 3-26-05

Ruth R. Cushenberry
Notary Public