**THIS INSTRUMENT WAS PREPARED BY**

H. Anthony Duncan, Esq.
Hix & Gray, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, TN 37238

**STATE OF TENNESSEE )**
**COUNTY OF** Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Marie A Bailey
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13 day of November, 2002.

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/4/06

# WARRANTY DEED

**ADDRESS OF NEW OWNER(S):**
Marie A. Bailey
1213 Ewing Creek Drive
Nashville, TN 37207

**SEND TAX BILLS TO:**
SunTrust Mortgage, Inc.
P.O. Box 26149
Richmond, VA 23260-6149
Mail Code RVW 3003

**MAP-PARCEL NUMBERS:**
41-16-77.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledge, **NASHVILLE HOMESTEAD CORP.**, hereinafter referred to as Grantor(s), hereby transfers and conveys to **MARIE A. BAILEY,** hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **1213 Ewing Creek Drive, Nashville, TN 37207.**

**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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 12 day of November, 2002.

Davidson County DEEDWARR
Recvd: 11/18/02 11:32 3pgs
Fees:18.00 Taxes:407.00

20021118-0142633

NASHVILLE HOMESTEAD CORP.

By: Judith C. Owens
Its: Executive Director, NHF

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Loretta C. Owens, with whom I am personally acquainted, and who acknowledged that [*s*]he executed the within instrument for the purposes therein contained, and who further acknowledged that [*s*]he is the Executive Director, NHF [*identify agency position*] of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker.

Witness my hand, at Nashville, Tennessee, this 13 day of Nov., 2002.

Notary Public

My Commission Expires: 1/4/06

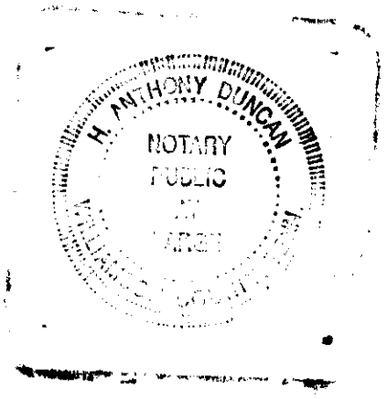


**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Bellshire Terrace, Section 1, Phase 1, of record in Book 6250, Page 132, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor(s) by deed of record as Instrument No. 20021118-0142632, Register's Office for Davidson County, Tennessee.