ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Jonathan David Bailey Pauline Virginia Bailey 525 American Road Nashville, TN 37209	AmSouth Bank 2050 Parkway Office Circle Birmingham AL 35244	MAP and PARCEL 90-16 36

BOX 50-B

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **The Estate of Ernestine L. Hallman, by its duly appointed Co-Executrixes, Virginia Sue Lampley Harris and Rebecca Lampley Dillingham,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jonathan David Bailey and Pauline Virginia Bailey, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Charlotte Park Subdivision, Section 1, as of record in Book 2663, Page 2, 3, 4, 5, and 6, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 70 feet on the southerly side of American Road and runs back 146 feet on the westerly line and 147.9 feet on the easterly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Robert A. Hallman and wife, Ernestine L. Hallman, by Warranty Deed dated July 18, 1957, from J. Douglas Wright and J. Douglas Wright, Jr., of record in Book 2694, Page 15, Register's Office for Davidson County, Tennessee. The said Robert A. Hallman died leaving Ernestine L. Hallman as the sole surviving tenant by the entirety. The said Ernestine L. Hallman died and by virtue of her Last Will and Testament, Docket No. 02P1171, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) directed her Co-Executrixes to sell the property described herein. Her Co-Executrixes duly nominated under said Last Will and Testament and appointed under said probate estate are Virginia Sue Lampley Harris and Rebecca Lampley Dillingham.

This is property with a common address of 525 American Road, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by the Grantees; (2) The Plan of Record in Book 2663, Pages 2-6, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 2638, Page 490, said Register's office.

Davidson County DEEDWARR
Recvd: 11/27/02 10:56 2pgs
Fees:13.00 Taxes:416.25

20021127-0147202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $112,500.00

Affiant

Subscribed and sworn before me this 26th day of November, 2002.

My Commission Expires: 5-14-07

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE TENN. COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **26th** day of **November, 2002**.

Estate of Ernestine L. Hallman

By: Virginia Sue Lampley Harris, Co-Exec.
Virginia Sue Lampley Harris,
Co-Executrix

By: Rebecca Lampley Dillingham, Co-Exec.
Rebecca Lampley Dillingham,
Co-Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared Virginia Sue Lampley Harris and Rebecca Lampley Dillingham, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the Co-Exectrises of the Estate of Ernestine L. Hallman, and that they as such Co-Executrixes, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by themselves, as Co-Executrixes.

Witness my hand and official seal at office, this 26th day of November 2002.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires JAN 28, 2006

File No. 0211-368.wd