Box 14A
16079-4

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 04/30/03 09:41 7pgs
Fees:38.00 Taxes:1221.00
20030430-0057609

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

Grei Hinsen
4321 Estes Road
Nashville, TN 37215

New Owner

Map 130-08
Parcel 025.00

GENERAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **John Louis Bailey, as to an undivided one-half (½) interest, Thomas Goodall Bailey, Jr., as to an undivided one-sixth (1/6th) interest, John Louis Bailey, acting as guardian ad litem and Thomas Goodall Bailey, Jr. acting as natural and court-appointed guardian on behalf of and as the act and deed of Joseph C. Bailey as to an undivided one-sixth (1/6th) interest, and John Louis Bailey, acting as guardian ad litem and Thomas Goodall Bailey, Jr. acting as natural and court-appointed guardian on behalf of and as the act and deed of Edwin S. Bailey as to an undivided one-sixth (1/6th) interest**, hereinafter collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Grei S. Hinsen**, hereinafter called the Grantee, his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 6 on the plan of Esteswood Subdivision, as of record in Book 974, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description.

Being part of the same property conveyed to Thomas Goodall Bailey and wife, Jane G. Bailey by deed from Eugene Russell and wife, Oleta M. Russell of record in Book 1783, page 481, Register's Office for Davidson County, Tennessee. The said Thomas Goodall Bailey died July 7, 1993 and the property vested in Jane G. Bailey as surviving tenant by the entirety. The said Jane G. Bailey died March 5, 2002, her will having been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee under Case No. 02P-531. Pursuant to said will the property is vested in John Louis Bailey, Thomas Goodall Bailey, Jr., Joseph C. Bailey and Edwin S. Bailey. John Louis Bailey, acting as Executor of the Estate of Jane G. Bailey, has joined in the execution of this deed to express his consent to this transfer and to convey any interest held by the said Estate to the within named Grantee. The

said Executor hereby certified that the said Estate is solvent and no claims have been filed which have not been satisfied in full. This transfer by and on behalf of Joseph C. Bailey and Edwin S. Bailey, both of whom are minors, has been authorized and directed by an Order Allowing the Sale of Real Estate (the "Court Order") entered in the Seventh Circuit Court for Davidson County, Tennessee under Case No. 02P-531, a copy of which is attached as **Exhibit "A"**. The said Thomas G. Bailey, Jr. was appointed Guardian of the property of his son Joseph Christopher Fielding Bailey, DOB 4/6/88, pursuant to Letters of Guardianship entered in the Surrogate's Court for Westchester County, New York at the City of White Plains, NY under File No. 2803-2002. The said Thomas G. Bailey, Jr. was appointed Guardian of the property of his son Edwin Spottswood Bailey, DOB 5/20/90, pursuant to Letters of Guardianship entered in the Surrogate's Court for Westchester County, New York at the City of White Plains, NY under File No. 2802-2002.

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 Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, 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.

IN WITNESS WHEREOF, the Grantors has executed this instrument this 25th day of April, 2003.

John Louis Bailey

Thomas Goodall Bailey, Jr.

John Louis Bailey, as guardian ad litem for Joseph C. Bailey as authorized by said Court Order.

Thomas Goodall Bailey, Jr. as natural guardian for Joseph C. Bailey as authorized by said Court Order, and as Guardian of the property of Joseph Christopher Fielding Bailey.

John Louis Bailey, as guardian ad litem for Edwin S. Bailey as authorized by said Court Order.

Thomas Goodall Bailey, Jr. as natural guardian for Edwin S. Bailey as authorized by said Court Order, and as Guardian of the property of Edwin Spottswood Bailey.

John Louis Bailey, Executor of the Estate of Jane G. Bailey, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Louis Bailey, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of April, 2003.

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

Notary Public
My Commission Expires: 4/10/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Louis Bailey, Executor of the Estate of Jane G. Bailey, deceased, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of April, 2003.

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

Notary Public
My Commission Expires: 4/10/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Louis Bailey, as guardian ad litem for Joseph C. Bailey as authorized by said Court Order, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of April, 2003.

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

Notary Public
My Commission Expires: 4/10/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Louis Bailey, as guardian ad litem for Edwin S. Bailey as authorized by said Court Order, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of April, 2003.

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

Notary Public
My Commission Expires: 4/10/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Goodall Bailey, Jr., the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of April, 2003.

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

Notary Public
My Commission Expires: 4/10/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Goodall Bailey, Jr., as natural guardian for Joseph C. Bailey as authorized by said Court Order, and as Guardian of the property of Joseph Christopher Fielding Bailey, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of April, 2003.

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

Notary Public
My Commission Expires: 4/10/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Goodall Bailey, Jr., as natural guardian for Edwin S. Bailey as authorized by said Court Order, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of April, 2003.

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

Notary Public
My Commission Expires: 4/10/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me this
28 day of April, 2003.

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

Notary Public
My commission expires: 4/10/05

C:\JTC\WD3.505.wpd

Exhibit "A"

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION AT NASHVILLE, TENNESSEE

2002 AUG 28 PM 1:26
RICHARD R. ROOKER, CLERK

IN THE MATTER OF:

THE ESTATE OF JANE G. BAILEY

Deceased.

No. 02P531 D.C.

ORDER ALLOWING THE SALE OF REAL ESTATE

This cause came to be heard before the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, on the ____ day of _____, 2002, on the petition of John Louis Bailey, Executor of the estate of his mother, Jane G. Bailey.

It appearing to the Court from the Petition filed in this case that the deceased, Jane G. Bailey, owned a house and lot known as lots #6 and #7 Esteswood Estates, Nashville, Tennessee 37215, that one-half of the remainder of the estate was left to the Petitioner, John Louis Bailey, and the other half to be divided equally between her son, Tom Goodall Bailey, Jr., a resident of Bronxville, New York, and his two minor children, Joseph C. Bailey and Edwin S. Bailey, both of whom live with their parents in Bronxville, New York. Petitioner requests that he and his brother be given the authority to convey real property part of which is owned by the minors, that the proceeds from the sale of the real property that will be received by the minors be held in escrow by Old Republic National Title Insurance Company until permanent guardians are appointed in New York State for the two minor children.

It is therefore ORDERED

1. That John Louis Bailey be appointed guardian ad litem for Joseph C. Bailey and Edwin S. Bailey, the minor children of Thomas G. Bailey, Jr. without bond.

2. That John Louis Bailey acting as guardian ad litem and Thomas Goodall Bailey, Jr. acting as the natural guardian of the minor children, are specifically authorized to convey lots #6 and #7 Esteswood Estates for the benefit of the minor children, Joseph C. Bailey and Edwin S. Bailey, and the proceeds be held by Old Republic National Title Insurance Company until permanent guardians have been appointed for Joseph C. Bailey and Edwin S. Bailey. The Court specifically authorizes the sale of Lot #7 Esteswood Estates pursuant to the Contract attached to the Petition.

JUDGE FRANK CLEMENT

APPROVED FOR ENTRY:

ALDEN H. SMITH, JR.
Sup. Ct. No. 2953

STITES & HARBISON PLLC
Suite 1800
424 Church Street
Nashville, Tennessee 37219
(615) 244-5200

Attorney for the Petitioner