Davidson County DEEDWARR
Recvd: 06/19/03 15:32 2pgs
Fees:13.00 Taxes:194.82
20030619-0085139

THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 15417K

MAP/GROUP/PARCEL:
19-13/8

NEW OWNER'S NAME AND ADDRESS:
DEANNA V. BAILEY
403 BASS STREET
GOODLETTSVILLE, TENNESSEE 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, CLARICE F. SMILEY, GLEN R. SMILEY, TRUSTEE AND DON N. SMILEY, TRUSTEE OF THE LLOYD E. SMILEY AND CLARICE F. SMILEY REVOCABLE LIVING TRUST, DATED DECEMBER 17, 1996, hereinafter called Grantors, do hereby transfer and convey unto DEANNA V. BAILEY, A MARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Davidson, and the State of Tennessee, being more particularly described as follows, to-wit:

Being the northerly part of Lot No. 6 on the Map of James M. Phipp's Addition, as of record in Book 547, page 151, Register's Office for Davidson County.

Said part of said lot begins on the easterly side of Bass Avenue at an iron pin on Sheppard's northerly corner, and runs along the easterly margin of Bass Avenue 68.8 feet more or less, and runs back between parallel lines along the southerly margin of an alley 65 feet to the westerly line of Lot No. 7.

The subject property is improved property commonly known as 403 Bass Street, Goodlettsville, Tennessee.

BEING the same property conveyed to Grantors herein by deed of record in Book 3404, Page 23, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives

to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Clarice F Smiley by Glen R Smiley Atty. In Fact
CLARICE F. SMILEY
BY: GLEN R. SMILEY: ATTORNEY IN FACT

Glen R Smiley
GLEN R. SMILEY, TRUSTEE

Don N. Smiley
DON N. SMILEY, TRUSTEE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, GLEN R. SMILEY, AS ATTORNEY IN FACT FOR CLARICE F. SMILEY AND DON N. SMILEY, TRUSTEE AND GLEN R. SMILEY, TRUSTEE OF THE LLOYD E. SMILEY AND CLARICE F. SMILEY REVOCABLE LIVING TRUST, DATED DECEMBER 17, 1996, with whom I am personally acquainted, and made oath that they executed the foregoing instrument in the capacity herein noted as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 16th day of June, 2003.

Janet L Adams
NOTARY PUBLIC

My Commission Expires:
4-20-04

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 20, 2004

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $52,653.53.

Deanna V. Bailey
AFFIANT

Sworn to and subscribed before me, this the 16th day of June, 2003.

Janet L Adams
NOTARY PUBLIC

My Commission Expires:
4-20-04

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 20, 2004