WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/03 08:58 3pgs
Fees:18.00 Taxes:407.00

20031015-0152596

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

X Jerry W. Bailey Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2003

Notary Public

MY COMMISSION EXPIRES: 7/3/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry W. Bailey, Sr. (NAME)	(NAME)	MAP 135-1
1724 Southwind Drive (ADDRESS)	(ADDRESS)	PARCEL 35
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Doris M. Hedge (formerly known as Doris Marie Davis) and husband William K. Hedge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. Bailey, Sr. and wife, Kay M. Bailey

HEREINAFTER CALLED THE GRANTEES, 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. 164 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 and 65, Register's Office for said County, described as follows:

Beginning on the northerly margin of Southwind Drive at the corner of Lot Nos. 164 and 165; thence with the line between said two lots, northerly 104.7 feet to the corner of Lot Nos. 163, 164 and 165; thence with the line between Lot Nos. 163 and 164, northeasterly 128.65 feet to the westerly margin of D'Ville Drive; thence with the same southeasterly 148.74 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, southwesterly 37.68 feet to the northerly margin of Southwind Drive; thence with the same, westerly 105.52 feet to the beginning.

Being the same property conveyed to Samie Henry Davis and wife, Doris Marie Davis by deed from Manuel Construction Company, Inc. of record in Book 3618, page 359, Register's Office for Davidson County, TN. The said Samie Henry Davis having since died and the property vested in Doris Marie Davis by estate by the entireties and Doris Marie Davis having since remarried and now being Doris Marie Hedge.

William K. Hedge joins in this conveyance to convey any interest he may have as the husband of Doris Marie Hedge.

Subject to restrictions of record in Book 3400, page 120 and amended in Book 3436, page 43, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3300, pages 64-65, said

CONTINUED

unimproved ( )
This is improved (X) property, known as 1724 Southwind Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 my hand this 29th day of September, 2003

Doris M. Hedge

Doris M. Hedge

William K. Hedge

114-BB

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 Doris M. Hedge and William K. Hedge

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2003.

My commission expires 3-26-05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Register's Office.

Taxes for the year 2003 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.