Box 50-B

Davidson County DEEDWARR
Recvd: 03/19/04 14:47 2pgs
Fees:13.00 Taxes:684.50

20040319-0031639

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **8th** day of **March, 2004** by and between **Travis L. Bailey and Kelly S. Bailey, husband and wife** , herein after referred to as GRANTOR, and **Bethany Gentry** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Brentwood,** County of **Williamson,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit 78 on the plan of The Terraces at Brentwood Chase of record in Instrument No. 20001103030109137 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Travis L. Bailey and Kelly S. Bailey, husband and wife, by Warranty deed from Pulte Homes Tennessee Limited Partnership, a Tennessee Limited Partnership, dated July 30, 2001 and recorded in Instrument No. 20010803-0082913, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of The Terraces at Brentwood Chase, of record in Instrument No. 20001103-0109137; restrictions contained in instrument of record in Instrument No. 20000531-0053798, Instrument No. 20001214-0123057, amended in Instrument No. 20010119-0005975 and in Instrument No. 20010328-0029845; easements contained in instrument of record in Book 7902, page 389, Book 11115, page 281, Book 11115, page 286; Homeowners' Assocation Charter contained in instrument of record in Instrument No. 20001214-0123056; all easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 500 Old Towne Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Travis L. Bailey
Signature of Seller

Kelly S. Bailey
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Travis L. Bailey and Kelly S. Bailey, husband and wife** , the within named bargainors, 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, at office, this **8th** day of **March, 2004.**

Carrie E. Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires:_____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Name and Address of Property Owner:
Bethany Gentry
500 Old Towne Drive, Brentwood, TN 37027

Send Tax Statements to:
SUNTRUST MORTGAGE, INC.
P.O.BOX 79041, BALTIMORE, MD 21279-0041

map and parcel--160.16-0C-78.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$185,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Terri Atwell
Affiant

Sworn to and subscribed before me, a Notary Public, this **8th** day of **March, 2004.**

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

Notary Public

My Commission Expires: 1-26-08

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
24-1-068