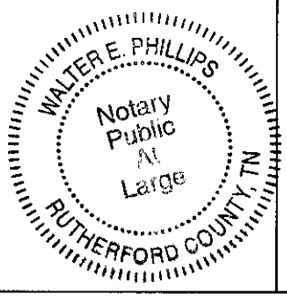
Davidson County DEEDWARR
Recvd: 05/10/04 14:25 2pgs
Fees:13.00 Taxes:395.90

20040510-0053208

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$107,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/23/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen W. Grace	SouthTrust Mortgage Corporation, dba Equibanc Mortgage Corporation	41-11.00
(NAME) 1292 Old Hickory Blvd.	(NAME) 1850 PARKWAY PLACE SUITE 920	
(ADDRESS) Nashville, TN 37207	(ADDRESS) MARIETTA, GA. 30067	
(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, Kevin Bailey , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen W. Grace, married , 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:

Land in Davidson County, Tennessee, being part of Tract No. 2 on the Plan of K.J. Morris Lands, as of record in Plat Book 57, Page 49, Register's Office for said County, described as follows:

Beginning on the northerly margin of Old Hickory Boulevard at the southwest corner of the property conveyed to Leo C. Cunniff and wife by deed from Jessie Jackson and husband, of record in Book 2856, Page 420, said Register's Office; thence with said Cunniff's western boundary line, north 29 deg 48 min East 200 feet; thence northwesterly 97.7 feet; thence south 27 deg 46 min West 200 feet to the northerly margin of Old Hickory Boulevard; thence with the same southeasterly 90 feet to the beginning, containing, 0.40 of an acres, more or less.

Being the same property conveyed to Kevin Bailey by deed from David Franklin Jernigan, Judy Jernigan Vaughn and Ronald Wayne Jernigan of record in Instrument No. 200207310091965, Register's Office for said County, executed on 07/17/02 and filed on 07/31/02.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1292 Old Hickory Blvd., Nashville, TN 37207

(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/our hand(s) this 29th day of April, 2004.

Kevin Bailey

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 Kevin Bailey the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/29/2004

My Commission Expires: 3-25-06

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 25, 2006

File Number2403338
RETURN TO:
Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129