Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/10/04 10:24 3pgs
Fees:18.00 Taxes:1276.50

20040610-0068747

03-0405-31970

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Erika Roberts
Affiant

Subscribed and sworn to before me, this 28th day of May, 2004

Notary Public
My commission expires: September 22, 2007

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David A. Bailey 905 Boscobel Street Nashville TN 37206	SAME	082-16-0 289.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Juli Merrill Dean, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David A. Bailey and wife, Stephanie A. Bailey, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Juli Merrill Dean by deed from Randall Todd Pomeroy, of record in Instrument No. 20010111-0003542, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 905 Boscobel Street, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of May, 2004.

Juli Merrill Dean
Juli Merrill Dean

STATE OF TENNESSEE
COUNTY OF DAVIDSON



Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Juli Merrill Dean, with whom I am personally acquainted and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 25th day of May, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05

EXHIBIT "A"

BEING a lot of land in the 18th Ward of the City of Nashville, being a part of the Totten Property, as of record in Book 57, page 22, Register's Office for Davidson County, Tennessee, and a part of the Barrow Property, a Plan of which is of record in Plan Book 1, page 13, Chancery Court at Nashville, described as follows:

BEGINNING on the northerly margin of Boscobel Street at a point 100.0 feet easterly from the westerly margin of South Ninth Street, said beginning point is also the southeast corner of the property conveyed to E.V. McIntire and wife, by deed from Caroline Meyers Anderson, et al., of record in Book 720, page 317, Register's Office for said County; thence with McIntire's east line northwardly 190.0 feet to the southerly margin of an alley; thence with the southerly margin of said alley, eastwardly 105.0 feet, more or less, to the northwest corner of the property conveyed to E.M. Cooper and wife, by deed from Mrs. Julia F. Garrett of record in Book 720, page 40, Register's Office for said County; thence with Garrett's west line southwardly 190.0 feet to the northerly margin of Boscobel Street; thence with the northerly margin of said Street westwardly 105.0 feet, more or less, to the beginning.