I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $128,000.00, which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18 day of OCTOBER, 2004.

Notary

M. EUGENE HAFFNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

Davidson County DEEDWARR
Recvd: 01/18/05 13:55 1 pgs
Fees:13.00 Taxes:473.60

20050118-0006116

WARRANTY DEED

** Total Consideration for this transfer is $128,000.00 **

THIS INDENTURE WITNESSETH, that Ronald L. Sparrow, Sr. and wife, Ann L. Sparrow, as tenants by the entirety Grantor(s) of Davidson County, in the State of Tennessee, CONVEY AND TRANSFER TO Linda Bailey and John C. Bailey Jr.,, wife and husband, Grantee(s), of Davidson County, in the State of Tennessee, for the sum of the consideration above, the receipt of which is hereby acknowledged, the following described real estate in Davidson County, in the State of Tennessee:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Being part of Lot No. 4 on the Plan of Goodrich Heights, of record in Book 2663, Page 60, Register's Office, Davidson County, Tennessee; and further described according to a survey by John Kohl, 400 7th Avenue, South, Nashville, TN. 37203, License No. 100, dated October 25, 1990 as follows: SAID part of Lot No. 4 fronts 100 feet on the south margin of Tusculum Road and extends back 338 feet on the easterly line and 330.3 feet on the westerly line to a rear line measuring 100.7 feet thereon.

Being the same property conveyed to Ronald L. Sparrow, Sr., and wife, Ann L. Sparrow, as tenants by the entirety by Warranty Deed from John Edward Norman and Marsha Yvonne Norman dated November 1, 1990 and recorded November 5, 1990 as/in Book 8231, page 161, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: (for informational purposes)
363 Tusculum Road
Nashville, Tennessee 37211

Subject to any and all easements, agreements, restrictions, public rights-of-way and zoning ordinances of record. The address of such real estate is commonly known as 363 Tusculum Rd., Nashville, TN 37211, in Davidson County, Tennessee. Tax bills should be sent to grantee as such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 18th day of October, 2004.

Grantor:

Signature: Ronald L. Sparrow, Sr.

Grantor:

Signature: Ann L. Sparrow

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said County and State, personally appeared Ronald L. Sparrow, Sr. and Ann L. Sparrow, who acknowledged the execution of the foregoing Warranty Deed, and who, being duly sworn, stated that any representations therein contained are true.

Notary Public

M. EUGENE HAFFNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
County of Residence:

This document was prepared by Thomas D. Larson, 750 Old Hickory Blvd. Suite 286, Brentwood TN 37027
Return Deed To: Archer Land Title, 750 Old Hickory Blvd. Suite 286, Brentwood TN 37027
Send Tax Bills To: Linda Bailey and John C. Bailey Jr., 363 Tusculum Rd, Nashville, TN 37211 - NEW OWNER

mlp 19-164.00