This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Chris & Vickie Bailie
4812 Whittier Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 02/17/05 09:38 2 pgs
Fees:13.00 Taxes:155.40
20050217-0018022

WARRANTY DEED

(Map Number 94-01; Parcel Number 341.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **ANTHONY N. PIERCE and wife, DOROTHEA M. PIERCE,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **CHRIS BAILIE and wife, VICKIE BAILIE**, hereinafter referred to as "Grantees", their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 49-A on the unrecorded Plan of Shelby Village No. 5 and a portion of the land on the Map of Shelby Village Subdivision, Section II, as of record in Book 2854, page 118, Register's Office for Davidson County, Tennessee.
>
> SAID LOT No. 49-A fronts 56 feet on the westerly side of an extension of Village Court, and runs back between lines 154.7 feet on the northerly line, and 154.7 feet on the southerly line, to a dead line in the rear, on which it extends 56.0 feet.
>
> BEING the same property conveyed to Anthony N. Pierce and wife, Dorothea M. Pierce, by deed from James E. James and wife, Shirley M. James, of record in Book 5182, page 247, Register's Office for Davidson County, Tennessee.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 2854, page 118, to joint driveway easement of record in Book 6695, page 192, and to any restrictive covenants of record, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **902 Village Court, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2005 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and binds Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 9th day of February, 2005.

ANTHONY N. PIERCE

DOROTHEA M. PIERCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ANTHONY N. PIERCE and wife, DOROTHEA M. PIERCE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument (Warranty Deed) for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this 9th day of February, 2005.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$42,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of February, 2005.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006