703.00
1800
12.00

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

Davidson County DEEDWARR
Recvd: 05/26/05 10:36 3 pgs
Fees:18.00 Taxes:703.00

20050526-0059491

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 11th day of May, 2005.

Notary Public
My commission expires: My Commission Expires May 29,2005

03-0504-32684

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy Bailey 7473 Harness Drive Nashville TN 37221	Tim Bailey 7473 Harness Dr Nash. TN 37221	142-2-239

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, Jonathan Perling and wife, Cindy Perling and Timothy A. Runner and wife, Geraldine Runner, (erroneously referred to as Geralding Runner) hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Leslie Bailey, and husband, Timothy 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:

> Land in Davidson County, Tennessee, being Lot No. 267, on the Plan of Cross Timbers, Section 5, of record in Plat Book 4175, Page 115, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jonathan Perling and wife, Cindy Perling, as Tenants By The Entirety, and Timothy A. Runner and wife, Geralding Runner, as Tenants By The Entirety, As Tenants in Common, by deed from Paul F. Caraher, III, and Justin E. Caraher, both unmarried, of record in Instrument No. 20021008-0122381, 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 7473 Harness Drive, Nashville, TN 37221

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 11th day of May, 2005.

Jonathan Perling

Cindy Perling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan Perling, Cindy Perling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 11th day of May, 2005.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

WITNESS my hand ~~this~~ 11th day of May, 2005.

Timothy A. Runner

Geraldine Runner

STATE OF FLORIDA
COUNTY OF Charlotte

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy A. Runner and Geraldine Runner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Punta Gorda, Florida, this 11 day of May, 2005.

ELIZABETH A. WATTS
Notary Public. State of Florida
My comm. expires Jan. 6, 2009
No. DD 384597

Notary Public: Elizabeth A Watts

My Commission expires ~~02/22/09~~ 1/6/09