Return to:First Title and Escrow Company, Inc.
File Number 24553 Box 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/24/05 16:06 2 pgs
Fees:13.00 Taxes:609.58

20050824-0101252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Christina M. Read
My Commission Expires November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Jay Wrigley	Franklin American Mortgage	**Map 92-13**
(NAME) **3902 Nevada Avenue**	(NAME) 501 Corporate Ctr. Drive #400	**Parcel 204**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Franklin, TN 37067	
(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, **MARTHA BAILEY*AND WILLIAM BAILEY**** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN JAY WRIGLEY,** 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:

*unmarried
** married

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 100 feet of block No.26 on the Map of Charlotte Park 2nd Addition, Extended, Etc., as of record in Book 421, page 10, Register's Office for Davidson County, Tennessee.

Beginning in the northerly margin of Nevada Avenue, 50 feet west of the northwest corner of Nevada Avenue, formerly 3rd Avenue, and "B" Street or 39th Avenue North; thence with the northerly margin of Nevada Avenue, westwardly 50 feet; thence northwardly parallel with the westerly margin of "B" Street or 39th Avenue North, 150 feet to the southerly margin of an alley; thence with the southerly margin of said alley, eastwardly 50 feet; thence southwardly 150 feet to the point of beginning.

Being the same property conveyed to Martha Bailey and William Bailey by deed from Glenda W. Jordan, of record in Instrument No. 20020111-0004898, Register's Office of Davidson County, Tennessee.

M. Anne Bailey wife of William Bailey joins in executing this Warranty Deed to convey any and all marital rights she may have in subject property.

Robert L. Scruggs is signing on behalf of William Bailey and M. Anne Bailey pursuant to Power of Attorney of record as Instrument No. 20050824.0101251, Register's Office for Davidson County, Tennessee.

Robert L. Scruggs is signing on behalf of Martha Bailey pursuant to Power of Attorney of record as Instrument No. 20050824.0101250, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 421, page 10, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3902 Nevada Avenue, Nashville, TN 37209

(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 our hands this 17th day of August, 2005.

M. Anne Bailey, by Robert L. Scruggs, Atty in Fact
M. Anne Bailey
By: Robert L. Scruggs, Attorney in Fact

Martha Bailey, by Robert L. Scruggs, Atty in Fact
Martha Bailey
By: Robert L. Scruggs, Attorney in Fact

William Bailey, by Robert L. Scruggs, Atty in Fact
William Bailey
By: Robert L. Scruggs, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of August, 2005, before me personally, **Robert L. Scruggs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on **Martha Bailey, William Bailey and M. Anne Bailey** and acknowledged that he executed the same as the free act and deed of behalf **Martha Bailey, William Bailey and M. Anne Bailey.**

Witness my hand and official seal at Nashville, Tennessee this 17th day of August, 2005.

Commission expires:

MELODY M. JENKINS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp: July 29, 2006

Robert L. Scruggs Notary Public