Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $5,000.00

Affiant

Subscribed and sworn to before me, this 18th day of October, 2005.

Notary Public
My commission expires: 11/22/08

CAROLYN A. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 10/24/05 08:15 2 pgs
Fees:13.00 Taxes:18.50
20051024-0127593

Address of New Owner:	Send Tax Bills to:	Tax Information
John Louis Bailey 620 Poplar Creek Trace Ct Nashville, TN 37221	Same	P.O. MAPO 154/36.01

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Philip L. Brown, III, an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to John Louis Bailey hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A TRACT OF LAND IN THE 35TH COUNCILMATIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY TENNESSEE. BEING MORE PARTICULARLY DESCRIVED ACCORDING TO A BOUNDARY SURVEY AND TRACT MAP OF THE BROWN AND NEWPORT PORPERTIES BY: H & H LAND SURVEYING, INC.; DATED MAY 16, 2005 – JOB NUMBER: 2004 – 557 A FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE NORTHERELY RIGHT-OF-WAY LINE OF GRIFFITH ROAD (50' PUBLIC R.O.W.) AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND AS DEEDED TO TELPAGE OF NASHVILLE, INC. AS OF RECORD IN DEED BOOK 5609, PAGE 402 R.O.D.C., TENNESSEE; THENCE,

1. WITH A NEW LINE THROUGH THE PROPERTY OF WHICH THIS TRACT IS A PART, SAID NEW LINE BEING THE PROPOSED NORTHERLY RIGHT-OF-WAY OF GRIFFITH ROAD (50' R.O.W. IN USE - NOT DEDICATED THIS DATE), N 83'25'00" W 53.77 FEET TO AN IRON ROD (NEW); THENCE
2. CONTINUING WUITH SAID NEW LINE, BEING THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF GRIFFITH ROAD, WITH A 1065.00-FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 200.43 FEET TO AN IRON ROD (OLD) STAMPED: BWSC AT THE MOST SOUTHERLY PROPERTY CORNER OF THE WATER TOWER EASEMENT AS OF RECORD IN DEED BOOK 6885, PAGE 34 R.O.D.C., TENNESSEE. SAID CURVE HAS A CHORD BEARING AND DISTANCE OF N 88'48'29" W 200.13 FEET; THENCE,
3. LEAVING THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID GRIFFITH ROAD WITH A NEW LINE THOUGH THE PROPERTY OF WHICH THIS TRACT IS A PART, N 58'28'01" W 133.20 FEET TO AN IRON ROD (NEW); THENCE,
4. N 51'02'01" W 139.45 FEET TO AN IRON ROD (NEW); THENCE,
5. N 51'00'02" W 314.75 FEET TO AN IRON ROD (NEW); THENCE,
6. N 89'24'43" W 238.27 FEET TO AN IRON ROD (OLD) IN THE EASTERLY PROPERTY LINE OF A TRACT OF LAND AS DEEDED TO BOB A. NEWPORT AND WIFE, PEGGY A. NEWPORT AS A RECORD IN DEED BOOK 4543, PAGE 308 R.O.D.C., TENNESSEE; THENCE,
7. WITH THE EASTERLY PROPERTY LINE OF THE NEWPORT TRACT, IN PART, N 11'50'45" E 6.25 FEET TO AN IRON ROD (OLD) AT THE SOUTHWESTERLY PROPERTY CORNER OF A

tract of land as deeded to P. E. Griffith and wife, Margaret R. Griffith, as of record in deed Book 3284, Page 627, R.O.D.C., Tennessee; thence,

8. Leaving the easterly property line of the Newport tract, with the southerly property line of the Griffith tract, S 89° 30' 15" E 986.56 feet to an iron rod (old) stamped: Delle, in the westerly property line of the aforesaid Telpage of Nashville, Inc. tract; thence,

9. With the westerly property line of the Telpage of Nashville, Inc. tract, in part, S 06° 10' 34" W 112.50 feet to an iron rod (old) stamped: Delle; thence,

10. Continuing with the westerly property line of the Telpage of Nashville, Inc. tract, S 04° 37' 19" W 259.01 feet to the point of beginning and containing 144, 601 square feet or 4.3380 acres more or less as calculated by the above bearings and distances.

Being a portion of the same property conveyed to Philip L. Brown III as of record in Instrument No. 20040130-0011939, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2005 taxes, a lien which are not yet due and payable 2) Agreement for Dedication of Easement for Water Line to Harpeth Valley Utilities District of record in Book 5768 Page 881 and Book 5769 page 614 3) Water Tower Easement of record in Book 6885 page 34 to Harpeth Valley Utilities District 5) Ingress & Egress Easement granted in Instrument No. _____

This property is improved property known as Tract # 1 Griffith Rd, Nashville, Tennessee 37221-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 19th day of October, 2005.

Philip L. Brown, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip L. Brown, III, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of October, 2005.

Notary Public

My Commission expires: 4/2/07
FILE NO: 05010

Amy Cross Nance
State of Tennessee Notary Public
Williamson County