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

Davidson County DEEDWARR
Recvd: 10/24/05 15:34 16 pgs
Fees:83.00 Taxes:407.93
20051024-0128363

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $110,250.00

Peggy Newport
Affiant

Subscribed and sworn to before me, this 12 day of September 2005.

Notary Public
My commission expires: 9/22/07

JOAN GORIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Comm. Expires Sept. 22, 2007

Address of New Owner:	Send Tax Bills to:	Tax Information
John Louis Bailey 6620 Popular Creek Trace Ct Nashville TN 37221	Same	154/36.00

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 Fred Brown, Jr., Thomas Griffith, Harriet G. Harty, James G. Irving, Henry Rutledge, Billy George, Jimmy L. Rutledge, Kathy A Sparks, Judy Adams Woods, [redacted], Peggy A Newport, Robert Puckett, Karen Hughes, and Lynn Smith. Betty L Rutledge 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 thirty-fifth councilmanic district of Metropolitan Nashville and Davidson County, Tennessee, lying northerly of Griffith Road and being more particularly described according to a survey prepared by H&H Land Surveying, Inc., dated July 16, 2004, Job number 2004-557 and proceeding as follows:

Beginning at an iron rod (old) at the northeasterly property corner of a tract of land conveyed Philip L. Brown, III (parcel 36.01-tax map 154) as of record in instrument no. 20040130-0011939, Register's Office for Davidson County, Tennessee, being the southeasterly property corner of the herein described tract; said pin also lying in the westerly property line of a tract of land conveyed to telpage of Nashville, Inc. (parcel 50.00-tax map 154) as of record in deed book 5609, page 402, Register's Office for Davidson County, Tennessee; thence.

1. With the northerly property line of said Philip L. Brown, III property (parcel 36.01-tax map 154), north 89 degrees 30 minutes 15 seconds west, 986.56 feet to an iron rod (old) in the easterly property line of a tract of land conveyed to Bob A. Newport and wife, Peggy A. Newport as of record in deed book 4543, page 308, Register's Office for Davidson County, Tennessee (parcel 46.00-tax map 154); thence,
2. With the easterly property line of said Newport, in part, and the easterly property line of a tract of land conveyed to Robert Newport and wife, Peggy A. Newport as of record in deed book 5375, page 851, and deed book 5874, page 510, Register's Office for Davidson County, Tennessee, north 09 degrees 51 minutes 23 seconds east, 176.29 feet to an iron rod (old) at the southeasterly property corner of a tract of land conveyed to John F. Mitchell and wife, Lucy M. Alexander as of record in deed book 6736, page 106, Register's office for Davidson Ciunty, Tennessee (parcel 31.01-tax map 154); thence,

3. With the easterly property line of said Mitchell, north 08 degrees 52 minutes

47 seconds east, 107.10 feet to an iron rod (old); thence,
4. North 08 degrees 54 minutes 22 seconds east, 274.85 feet to an iron rod (old); thence,
5. North 07 degrees 33 minutes 42 seconds east, 137.15 feet to an iron rod (old); thence,
6. North 00 degrees 32 minutes 30 seconds east, 117.33 feet to an iron rod (old); thence,
7. North 00 degrees 43 minutes 11 seconds west, 76.07 feet to an iron rod (new); thence,
8. North 19 degrees 00 minutes 11 seconds east, 92.94 feet to an iron rod (old); thence,
9. North 07 degrees 24 minutes 52 seconds east, 43.38 feet to an iron rod (old); thence,
10. North 08 degrees 13 minutes 39 seconds west, 81.02 feet to an iron rod (old);
11. South 86 degrees 13 minutes 50 seconds east, 98.17 feet to an iron rod (old); thence,
12. North 82 degrees 05 minutes 09 seconds east, 67.91 feet to an iron rod (old); thence,
13. North 42 degrees 11 minutes 19 seconds east, 256.84 feet to an iron rod (new) in the easterly property line of a tract of land conveyed to William R. Hutchins, III as of record in deed book 8736, page 278, Register's Office for Davidson County, Tennessee (parcel 103.00-tax map 154); thence,
14. With the easterly property line of said Hutchins, north 35 degrees 35 minutes 49 seconds east, 206.41 feet to an iron rod (old) at the base of a 24-inch hickory tree in the westerly line of a tract of land conveyed to Prlap, Inc. as of record in instrument no. 20020828-0104328, Register's Office for Davidson County, Tennessee (parcel 110.00-tax map 154); thence,
15. With the westerly property line of said Prlap, Inc., in part, south 33 degrees 51 minutes 51 seconds east, 372.70 feet to an iron rod (new) at the fence corner; thence,
16. South 02 degrees 35 minutes 53 seconds east, 454.26 feet to an iron rod (old) at the southwesterly property corner of the aforementioned Prlap, Inc. property; thence,
17. With the southerly property line of said Prlap, Inc., in part, south 79 degrees 42 minutes 05 seconds east, 267.46 feet to an iron rod (old) at the northwesterly property corner of the aforementioned Telpage of Nashville, Inc. (parcel 50.00-tax map 154); thence,
18. With the westerly property line of said Telpage of Nashville, Inc., in part, south 11 degrees 43 minutes 28 seconds west, 271.07 feet to an iron rod (old); thence,
19. South 05 degrees 50 minutes 58 seconds west, 386.56 feet to the point of beginning and containing 1,038,463 square feet or 23.840 acres, more or less as calculated by the above courses and distances.

Included in the above described tract is a 50-foot ingress/egress easement lying in the southwesterly corner of the herein described property and being more particularly described as follows:

Beginning at an iron rod (old) at the southwesterly corner of the above-described tract lying in the easterly property line of a tract of land conveyed to Bob A. Newport and wife, Peggy A. Newport as of record in deed book 4543, page 308, Register's Office for Davidson County, Tennessee, (parcel 46.00-tax map 154); said iron rod also being the northwesterly property corner of a tract of land conveyed to Philip L. Brown, III as of record in instrument no. 20040130-0011939, said Register's office; thence,

1. With the easterly property line of said Newport, in part, North 09 degrees 51 minutes 23 seconds east, 50.67 feet to a point; thence,
2. Leaving the easterly property line of said Newport, and with a severance line through which this easement is a part of, south 89 degrees 30 minutes 15

seconds east, 203.77 feet to a point; thence,
3. South 49 degrees 45 minutes 00 seconds east, 78.19 feet to a point in the northerly property line of the aforementioned Philip L. Brown, III property (parcel 36.01-tax map 154); thence,
4. With the northerly property line of said Brown, in part, North 89 degrees 30 minutes 15 seconds west, 272.12 feet to the point of beginning.

The above-described ingress/egress easement contains 11,897 square feet or 0.273 acres, more or less.

Being the same property conveyed to P.E. Griffith and wife, Margaret R. Griffith by Warranty Deed from Walter Thomas as of Record in deed Book 3284, Page 627, Register's Office for Davidson County, Tennessee. Margaret R. Griffith having died and P.E. Griffith was the surviving tenant by the entirties. P.E. Griffith died testate and by will of record in Probate Court for Davidson County, Tennessee File No. 78324 he devised the property to Fred Brown, Jr., Thomas Griffith, Harriet G. Harty, James G. Irving, Henry Rutledge, Billy George, Jimmy L. Rutledge, Kathy A Sparks, Judy Adams Woods, Louis E. Rutledge, Peggy A Newport, Robert Puckett, Karen Hughes, and Lynn Smith. Louis E. Rutledge having since died and devised his interest to Betty L Rutledge by will of record in Probate Court for Davidson County, Tennessee File No. 4P1206.

This conveyance is made subject to the following: 1) ~~2004~~ 2006 taxes a lien which are not yet due and payable. 2) Ingress and Egress Easement. 3) All matters appearing on survey prepared by H & H Land Surveying,Inc. dated May 16, 20054) Overhead utility lines

This property is unimproved property known as Griffith Rd, 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 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 12 day of September, 2005.

Peggy A. Newport
Peggy A Newport

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Griffith 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 Nashville, TN, this 12 day of September, 2005.

JOAN GORIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Joan Gorin
Notary Public
My Commission expires 9/22/07

My Comm. Expires Sept. 22, 2007

Judy Adams Woods

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy Adams Woods 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 First TN Bank, this 12th day of September, 2005.

Notary Public

My Commission expires: My Commission Exp. May 24, 2008

THOMAS HAYES HOLLAND III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

WITNESS my hand this 13 day of September, 2005.

Fred Brown, Jr.

STATE OF NORTH CAROLINA
COUNTY OF Henderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Brown, Jr. 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 Hendersonville, NC, this 13 day of September, 2005.

M. Lucas
Notary Public

My Commission expires: 12/6/06

Robert Puckett

STATE OF VIRGINIA
COUNTY OF James City

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Puckett 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 Williamsburg VA, this 15 day of September, 2005.

Notary Public

My Commission expires: Dec. 31, 2006

Harriett G. Harty

Harriett G. Harty

STATE OF TENNESSEE
COUNTY OF Sullivan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harriett G. Harty 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 Bristol, TN, this 14th day of September, 2005.

Catherine Seely

Notary Public

My Commission expires: 6/4/07

Thomas Griffith

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Griffith 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 Germantown, TN., this 16th day of September, 2005.

Notary Public

JULIA A. HADEN
NOTARY PUBLIC AT LARGE
SHELBY CO. TN
MY COMM. EXP. 1-15-08

My Commission expires:

Kathy A. Sparks

Kathy A Sparks

STATE OF GEORGIA
COUNTY OF Oconee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy A. Sparks 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 Athens, GA, this 16 day of September, 2005.

Joyce M. D'Agostino

Notary Public

My Commission expires:

JOYCE M. D'AGOSTINO
Notary Public, Oconee County, Georgia
My Commission Expires Jan. 20, 2007

Jimmy L. Rutledge

STATE OF TEXAS
COUNTY OF Hood

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy L. Rutledge 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 Omni American, this 19th day of September, 2005.

Notary Public

My Commission expires: May 6, 2007

TERESA M MURPHY
Notary Public
State of Texas
My Commission Expires
May 6, 2007

Henry Rutledge

STATE OF ARIZONA
COUNTY OF NAVAJO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry Rutledge 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 Show Low, Arizona, this 19TH day of September, 2005.

Notary Public

My Commission expires: Nov. 28 2007

ADAM P. CAREY
Notary Public - Arizona
Maricopa County
My Commission Expires
November 28, 2007

Billy George

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy George 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 6964 Grapevine Hwy, N. Richland Hills, Texas, this 20th day of September, 2005.

Linda Russell
Notary Public

My Commission expires: 2-28-2006

LINDA RUSSELL
Notary Public
STATE OF TEXAS
My Comm. Exp. Feb. 28, 2006

within the meaning of Section 7701 (a)(30) of the Internal Revenue Code of 1986, as amended (the "Code"), and that Seller's true and correct United States taxpayer identification number (or Social Security number) is set forth below opposite the signature of the Seller. Seller is making the statements set forth herein for the purpose of releasing the Purchaser and/or Settlement Agent from any withholding obligation which might otherwise be imposed under Section 1445(a).

Peggy A. Newport

Fred Brown, Jr.

Thomas Griffith

Harriett G. Harty

James G. Irving

Karen Hughes

Henry Rutledge

Lynn Smith

Billy George

Robert Puckett

Jimmy L. Rutledge

Kathy A Sparks

Judy Adams Woods

Betty L. Rutledge

Subscribed and sworn to before me this date: 9-23-05

James G. Irving only

Diane Thompson
Notary Public

My Commission expires: 9-3-07

DIANE L. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY, TENN.

Karen Hughes

STATE OF MISSISSIPPI
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Hughes 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 Tupelo, MS, this 5th day of ~~September~~ October, 2005.

Heather Walker Taylor
Notary Public

My Commission expires: MISSISSIPPI STATEWIDE NOTARY PUBLIC MY COMMISSION EXPIRES AUG 8, 2006 BONDED THRU STEGALL NOTARY SERVICE

Betty L. Rutledge

STATE OF CALIFORNIA
COUNTY OF Santa Barbara

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty L. Rutledge 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.

DWG Witness my hand and official seal at Buellton, California, this 3rd day of ~~September~~ DMB October, 2005.

Diane M. Bastanchury
Notary Public

My Commission expires: 2-24-07

DIANE M. BASTANCHURY
Commission # 1402198
Notary Public - California
Santa Barbara County
My Comm. Expires Feb 24, 2007

FILE NO: 04574

STATE OF ~~TEXAS~~ MARYLAND
COUNTY OF Montgomery

Lynn Smith

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynn Smith 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 Montgomery County MD, this 4th day of ~~September~~ OCTOBER, 2005.

Notary Public

My Commission expires: 10-7-2008