Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/23/05 12:52 2 pgs
Fees:13.00 Taxes:2405.00
20051123-0141874

State of Tennessee)
County of Davidson

G#19332-1A

The actual consideration or value, whichever is greater, for this transfer is **$650,000.00.**

Affiant

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

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Shawn Bailes and Elizabeth W. Bailes	**"NEW OWNERS"**	**Map 104-09, Parcel 127**
3716 West End Avenue		
Nashville, TN 37205		

FOR AND IN 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, I,

Margaret Brennan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shawn Bailes and Elizabeth W. Bailes, husband and wife

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:

LAND in Davidson County, Tennessee, being the westerly 65 feet of Lot No. 25, Block 7 on the Plan of Richland Realty Co. Division "A", as of record in Book 161, Page 151, Register's Office for Davidson County, Tennessee, described as follows:

SAID portion of Lot No. 25 fronts 65 feet on the northwesterly margin of West End Avenue and extends back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Margaret Brennan, unmarried, by Warranty Deed from Phillip V. Rush, Devisee under the Last Will and Testament of Jane B. Rush A/K/A Henrietta Jane Rush, dated September 7th, 2001, of record in Instrument No. 20010918-0100994, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor herein. [illegible]

MB

This is IMPROVED (__X__) unimproved (____) property, known as: **3716 West End Avenue, Nashville, TN 37205** .

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 my/our hand(s) this **18th** day of **November, 2005.**

Margaret Brennan

Margaret Brennan

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 **Margaret Brennan,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **November, 2005.**

Notary Public

My Commission Expires: 3/22/09

