Davidson County DEEDWARR
Recvd: 04/26/06 09:16 2 pgs
Fees:13.00 Taxes:1794.50
20060426-0047530

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44591 FILE BOX "7"

WARRANTY DEED

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2006.

Notary Public

MY COMMISSION EXPIRES: 5-24-2008

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross Lamar Reilly	SAME AS NEW OWNER	104-10-138
402 Fairfax Avenue		
Nashville, TN, 37212		

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/WE,

Oscar Don Bailey and wife, Annette O. Bailey

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

Ross Lamar Reilly

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 part of Lot No. 110 and the easterly part of Lot No. 111, on the unrecorded Plan of R. W. Grizzard's Subdivision of part of the Bosley Tract, and being more particularly described in a recorded deed from William Jere Bailey and wife, Bonnie R. Bailey to Oscar Don Bailey of record in the Register's Office recorded at Book 10129, Page 218 containing an exhibit A recorded at Book 10129, Page 220. To which reference is made for a more complete and accurate legal description.

Being the same property conveyed to Oscar Don Bailey and wife, Annette O. Bailey by deed from Oscar Don Bailey, of record in Instrument Number 20030725-0104188, Register's Office for Davidson County, Tennessee and being the same property conveyed to Oscar D. Bailey and William Jere Bailey by deed from Neb Oscar Bailey, a single person, of record in Book 7059, Page 156 at the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 402 Fairfax Avenue, Nashville, TN 37212

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 19 day of April, 2006.

Oscar Don Bailey

Oscar Don Bailey

Annette O. Bailey

Annette O. Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the with named OSCAR DON BAILEY, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19th day of April, 2006.

Tammy A. Langley

NOTARY PUBLIC

My Commission Expires: My Commission Expires May 23, 2009

TAMMY A. LANGLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 ANNETTE O. BAILEY, 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 the 19th day of April, 2006.

Tammy A. Langley

NOTARY PUBLIC

My Commission Expires: _____

Commission Expires May 23, 2009

TAMMY A. LANGLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON