# WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

B-MS-06-2011

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David L. Workman | Charles Schwab Bank | |
| 2011 Cedar Lane | (NAME) 3000 Leadenhall Road | 117-3-51.00 |
| (ADDRESS) Nashville, TN 37212 | (ADDRESS) Mount Laurel,NJ 08054 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID SCOTT BAILY AND WIFE, ANTOINETTE BAILY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID L. WORKMAN AND ROBERT J. WORKMAN, * Married, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

and Harriet S. Goodrich

BEING THE EASTERLY 85 FEET FRONT AND 95.5 FEET REAR OF LOT NO. 17 ON THE MAP OF RICHARD M. ATKINSON'S SUBDIVISION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN WILKES, CIVIL ENGINEER, DECEMBER 30, 1931, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF CEDAR LANE, AT A POINT 515 FEET EAST OF THE EASTERLY MARGIN OF HILLSBORO ROAD; THENCE WITH THE SOUTHERLY LINE OF CEDAR LANE, EASTWARDLY 85 FEET TO THE COMMON CORNER OF LOTS NO. 17 AND 18; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 369 FEET TO THE NORTHERLY MARGIN OF THE RIGHT-OF-WAY OF THE TENNESSEE CENTRAL RAILROAD; THENCE WITH SAID RIGHT-OF-WAY, WESTWARDLY 95.5 FEET TO A POINT 15 FEET EAST OF THE SOUTHEAST CORNER OF LOT NO. 16 IN SAID SUBDIVISION; THENCE NORTHWARDLY 323 FEET, MORE OR LESS, TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED HEREFROM IS A PORTION OF THE PROPERTY AWARDED TO STATE OF TENNESSEE, THIRD CIRCUIT COURT, RULE NO. B-14549, AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST BOUNDARY OF THE PROPERTY, SAID POINT BEING ALONG THE SAID WEST BOUNDARY SOUTH 10 DEGREES 52' WEST 140.0 FEET FROM ITS POINT OF INTERSECTION OF THE SOUTH MARGIN OF CEDAR LANE EASTWARDLY 515 FEET FROM THE EAST MARGIN OF HILLSBORO ROAD, THENCE SOUTH 38 DEGREES 04' EAST 112.7 FEET TO A POINT, THENCE SOUTH 10 DEGREES 52' WEST 156.0 FEET TO A POINT IN THE NORTH MARGIN OF THE TENNESSEE CENTRAL RAILROAD, THENCE ALONG THE SAID NORTH MARGIN WESTWARDLY ALONG A CURVE LEFT HAVING A RADIUS OF 1482.4 FEET FOR 94.5 FEET TO A POINT IN THE SAID WEST BOUNDARY, THENCE ALONG THE SAID WEST BOUNDARY NORTH 10 DEGREES 52' EAST 188.7 FEET TO THE POINT OF BEGINNING AND CONTAINING 14,598 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO DAVID SCOTT BAILY AND WIFE, ANTOINETTE BAILY BY WARRANTY DEED FROM DOROTHY S. DAY, A WIDOW, RECORDED ON THE 18TH DAY OF SEPTEMBER, 2000 IN INSTRUMENT NO. 20000918-0092333, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 05/26/06 13:46 2 pgs
Fees:13.00 Taxes:1491.10

20060526-0062361

unimproved ( )

This is improved ( X ) property, known as 2011 Cedar Lane, Nashville, Tennessee 37212

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 22nd day of May, 2006.

David Scott Baily

Antoinette Baily

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Scott Baily and Antoinette Baily, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of May, 2006.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903