Box 149

Davidson County DEEDWARR
Recvd: 06/21/06 13:31 2 pgs
Fees:13.00 Taxes:1306.10

20060621-0074172

STATE OF TENNESSEE
COUNTY OF Davidson.

The actual consideration or value, whichever is greater, for the transfer is $353,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of June, 2006.

Notary Public

My commission expires: 9-20-06

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
201 Seaboard Ln, Ste. 102
Franklin, Tennessee 37067
(615) 771-3730

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David L. Bailey	Suntrust Mortgage, Inc	**180-03-0A-095.00 CO**
829 Holt Grove Court	PO Box 79041	
Nashville, TN 37211	Baltimore, MD 21279-0041	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Patrick Tate, Jr. and wife, Angela D. Tate

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David L. Bailey and wife, Mary S. Bailey

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 72 on the Plan of Stone Creek Park Subdivision, Section 2-B, a Planned Unit Development, of record in Plat Book 9700, page 266, and amended in Plat Book 9700, page 793 and 794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patrick Tate, Jr. and wife, Angela D. Tate from Dress Premer Homes, Inc., an Ohio Corporation, f/k/a Dress Preferred by Warranty Deed dated June 12, 2001 and recorded June 18, 2001 in Instrument No. 20010618-0063837, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 10324, page 365; Book 10953, page 804; Instrument No. 20010719-0076875 and Instrument No. 20020722-0087705; Easements of record in Book 6218, page 199; Book 6068, page 119; Book 10951, page 704; and all matters of record on plat in Plat Book 9700, page 266 and Book 9700, page 793 and 794, Register's Office for Davidson County.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2006 and subsequent years, a lien not yet due and payable.

This is improved (__X__) unimproved (____) property known as 829 Holt Grove Court, Nashville, TN 37211.

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 in 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 HANDS EFFECTIVE AS OF THE 19th day of June, 2006:

Patrick Tate, Jr.

Angela D Tate

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Patrick Tate, Jr. and Angela D. Tate, the within named Grantor(s), 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, at office, this 19th day of June, 2006.

Notary Public

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-20-08

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for _____, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this 19th day of June, 2006.

Notary Public

My Commission Expires:_____

20061044M