THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

Our File Number: 24309S

Davidson County DEEDWARR
Recvd: 06/30/06 10:52 2 pgs
Fees:13.00 Taxes:1180.30
20060630-0078430

MAP/GROUP/PARCEL: 115-09-0-052.00

NEW OWNER'S NAME AND ADDRESS:
GRETCHEN P. PURCELL
816 RODNEY DRIVE
Nashville, TN 37205

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

SEND TAX BILLS TO:
Bank of America
9000 Southside Blvd.
Jacksonville, FL 32256

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, MICHAEL SCOTT BAILEY and JENNIFER BAILEY, HUSBAND AND WIFE, hereinafter called Grantors, does hereby transfer and convey unto, GRETCHEN P. PURCELL, AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 165, on the Plan of West Meade Hills, Section 8, as shown on plat of record in Plat Book 3600, page 61 and 62, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 165 fronts 150 feet on the southeasterly margin of Rodney Drive and extends back 169.27 feet on the northeasterly line and 329.19 feet on the southeasterly line to a dead line in the rear measuring 219.25 feet thereon.

Being the same property conveyed to Michael Scott Bailey in Instrument 20030715-0098837 recorded 7/15/2003, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 816 RODNEY DRIVE, Nashville, TN 37205.

Jennifer Bailey, wife of Michael Scott Bailey, joins in this conveyance to convey anyand all marital interest in subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements

of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

MICHAEL SCOTT BAILEY

JENNIFER BAILEY

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, MICHAEL SCOTT BAILEY and JENNIFER BAILEY, HUSBAND AND WIFE, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 28th day of June, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $319,000.00.

AFFIANT

Sworn to and subscribed before me, this the 28th day of June, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010