eturn to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

Davidson County DEEDWARR
Recvd: 09/29/06 11:32 2 pgs
Fees:13.00 Taxes:92.50
20060929-0120686

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of September, 2006, by and between Frank Smith and Betty Smith, a married couple, party of the first part, and Vickie Bailie and Christopher Bailie, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING the southerly 200 feet of the easterly 50 feet of Lot No. 20 on the Map of J.S. Spurlock's Land, not of record, described according to a survey made by Erle Drake, County Surveyor, April 21, 1925, as follow:

BEGINNING in the center of Alice Avenue, at the southeast corner of the property conveyed to John Martin and wife, by deed from M. H. Webb and wife, of record in Book 3034, Page 40, Register's Office for said County; thence northwardly 200 feet; thence eastwardly 50 feet to the westerly line of Lot No. 21, thence with the line between Lots Nos. 20 and 21 southwardly 200 feet to the center of Alice Avenue; thence with said Avenue; westwardly 50 feet to the beginning.

Being all or part of the same property conveyed to Frank Smith and Betty Smith by virtue of that certain Warranty Deed dated May 11, 1998, at Instrument No. Book 10940, Page 595 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Frank Smith

Betty Smith

Frank Smith

Betty Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Frank Smith and Betty Smith, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that

he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of September, 2006.

Memorie K. White
Notary Public

My Commission Expires: _____

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Property Owner & Address: Vickie Bailie and Christopher Bailie

Tax Parcel No 070-07-0 037.00

Property Address: 1021 Alice Street
Nashville, TN 37218

MAIL TAX
BILLS TO: Same

Firm File #: 20060906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $25,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jerry Archer
AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of September, 2006.

Notary Public

My Commission Expires:_____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES: JAN 12, 2010