STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

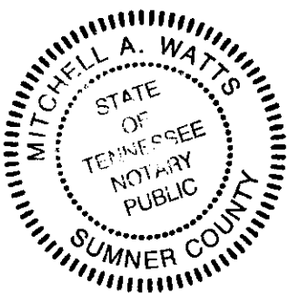
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Elisabeth M. Beale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2006.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 10/26/06 12:04 2 pgs
Fees:13.00 Taxes:333.00



20061026-0132894

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Elisabeth M. Beale	Regions Bank d/b/a Regions Mortgage	119-09-0
69 Jay Street	7130 Goodlett Farms Parkway	GROUP
Nashville, Tennessee 37210	Cordova, Tennessee 38016	PARCEL 181.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ninety Thousand Dollars and Zero Cents ($90,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Vernon David Baucom, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Elisabeth M. Beale, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 31 on the Map of Sterling Heights, Section Two, as of record in Book 1424, page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Johnnie L. Baucom and wife, Hattie L. Baucom, by deed dated November 3, 1964, from John K. Meriwether and wife, Mai Tillman Meriwether, of record in Book 3830, page 437, Register's Office for Davidson County, Tennessee; the said Johnnie L. Baucom and Hattie L. Baucom having both since died with Johnnie L. Baucom predeceasing Hattie L. Baucom; the said Hattie L. Baucom having died intestate and being survived by her son and sole heir-at law, Vernon David Baucom, as evidenced by Affidavit of Heirship being recorded simultaneously herewith. Inst # 20061026013289 3

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 69 Jay Street, Nashville, Tennessee 37210

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 hand this 18th day of October 2006.

Vernon David Baucom

Vernon David Baucom

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Vernon David Baucom, 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 18th day of October 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

