WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/06 11:38 2 pgs
Fees:13.00 Taxes:1567.69

20061227-0159159

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 423,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 2006

Notary Public

My Commission Expires May 24, 2009

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KELLY SOLOMON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey D. Bailey (NAME)	Bank of America (NAME)	MAP 11
(ADDRESS)	3401 West End Ave., Suite 360 (ADDRESS)	PARCEL 100
(CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Larry W. Shelton and wife, Brenda L. Shelton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey D. Bailey and Carolyn W. Bailey, Husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 10th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of North Land Estates Subdivision, Section 2, as of record in Book 4675, Page 155, amended in Book 5048, Page 970, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the Easterly corner of Lots 1 and 2 as shown on such subdivision plat; thence North 86 deg. 20' 00" West for a distance of 668.65 feet to a point; thence North 68 deg. 20' 00" West for a distance of 709.83 feet to a point in a curve of Freeman Hollow Court; thence around said curve having a delta of 126 deg. 59' 30" with a radius of 50 feet, a tangent of 100.27 feet for a distance of 110.82 feet; thence, North 54 deg. 58' 45" East for a distance of 27.60 feet to an iron pin in a concrete monument; thence South 82 deg. 43' 20" East for a distance of 560.58 feet to an iron pin in a concrete monument thence North 78 deg. 31' 15" East for a distance of 291.50 feet to an iron pin in a concrete monument; thence North 66 deg. 01' 50" East for a distance of 565.42 feet to an iron pin; thence South 1 deg. 18' 00" East for a distance of 595.84 feet to the point of beginning, containing 9.04 acres, more or less.

BEING the same property conveyed to Larry W. Shelton and wife, Brenda L. Shelton by Warranty Deed dated January 30, 1996, from Robert A. Thompson and

CONTINUED

unimproved ( )
This is improved (X) property, known as 100 Freeman Hollow Court, Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 21st day of December, 2006

Larry W. Shelton

Larry W. Shelton

Brenda L. Shelton

Brenda L. Shelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry W. Shelton and wife, Brenda L. Shelton

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this day of December, 2006.

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION:

wife, Joyce Estes Thompson, of record in Book 9939, Page 397, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.