THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***434,500.00

Affiant

Subscribed and sworn to before me this 16th day of July 2007.

Notary Public

My Commission Expires: 9.30.09

Davidson County DEEDWARR
Recvd: 07/27/07 14:53 2 pgs
Fees:13.00 Taxes:1607.65
20070727-0089678

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

David A. Bailey
2411 Oakland Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO

SAME

MAP & PARCEL NO.

MAP 104-26-0
PARCEL 205.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Thirty Four Thousand Five Hundred and 00/100 Dollars ($***434,500.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Marvyn H. Tipps (fka Marvyn H. Bacigalupo), (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto David A. Bailey, married, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly one-half of Lot No. 168 on Belmont Land Company's Plan, of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50 feet on the west side of Oakland Avenue and extends back between parallel lines 175 feet, more or less, to an alley in the rear.

BEING the same property conveyed to Mario F. Bacigalupo and wife, Marvyn H. Bacigalupo from Patrick S. Simpson and wife, Catherine F. Simpson by deed dated September 22, 1980 of record in Book 5656, Page 378, Register's Office for Davidson County, Tennessee. The said Mario F. Bacigalupo (aka Mario Ford Bacigalupo) and Marvyn H. Bacigalupo (aka Marvyn Helen Bacigalupo) having since been divorced by Final Divorce Decree, Docket No. 96D-1432 in the Fourth Circuit Court for Davidson County, Tennessee, and by Quitclaim Deed dated June 20, 1996, of record in Book 10101, page 157, Register's Office for Davidson County, Tennessee, the said Mario F. Bacigalupo conveyed his interest in subject property to Marvyn H. Bacigalupo. The said Marvyn H. Bacigalupo having since married and is now known as Marvyn H. Tipps.

Ronald Gregory Tipps spouse of Marvyn H. Tipps joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

This is improved property known as 2411 Oakland Avenue Nashville, Tennessee 37212.

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 heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on Belmont Land Company's Plan of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 16th day of July 2007.

Maryvn H. Tipps

Ronald Gregory Tipps

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 Marvyn H. Tipps and Ronald Gregory Tipps, the bargainors, 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 this 16th day of July 2007.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY