PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 08/13/07 14:30 2 pgs
Fees:13.00 Taxes:1176.60
20070813-0096688

W & I Ref:(dm) Title No: 48788
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Anita Bailey Ben Bailey 6562 Rolling Fork Drive Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 12905001500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$318,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward Knish and spouse, Rosemary Knish**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anita Bailey and spouse, Ben Bailey** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 884 on the Plan of West Meade Farms, Inc. Section XI of record in Book 2331, page 102 and 103 Register's Office for said County.

Said Lot No. 884 fronts 150 feet on the northerly margin of Rolling Fork Drive and extends back between parallel lines , 578 feet to a dead line in the rear.

Being the same property conveyed to Edward J. Knish and wife, Rosemary D. Knish by deed from W.P. Ackerman and wife, Helen A. Ackerman of record in Book 2902, page 79 dated and executed on April 17, 1959 and recorded on April 21, 1959 in the Register's Office for Davidson County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 102 and 103, said Register's Office, which Plan shows a 150 foot minimum building setback line from Rolling Fork Drive and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 6562 Rolling Fork Drive, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of August, 2007.

Edward Knish

Rosemary Knish

State of TENNESSEE

County of DAVIDSON

On this 13th day of August, 2007 , before me the undersigned authority, personally appeared Edward Knish and Rosemary Knish , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $318.000.00

Affiant

Sworn and subscribed before me this the 13th day of August, 2007

My Commission Expires: DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 24, 2007

Notary Public