Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $79,900.00

Affiant

Subscribed and sworn to before me, this 21st day of September, 2007.

Notary Public
My commission expires: 5/22/2010

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/22/2010

05-0708-63805

Address of New Owner:	Send Tax Bills to:	Tax Information
Venus D. Whalen	Market Street Mortgage	052-01-0 061.00
235 Harrington Avenue	6040 Camp Bowie Blvd., Suite 26	
Madison TN 37115	Fort Worth, TX 76116	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jimmy Herschel Bailiff and John Wayne Bailiff, heirs at law of Ruby H. Bailiff, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Venus D. Whalen and Daniel W. Whalen, tenants in common with right of surviorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 9, Block B, on the Plan of Crittenden Estates, of record in Book 974, Page 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jimmie J. Bailiff and wife, Ruby H. Bailiff by Installment Deed from David E. Rawls, Jr. and wife, Etta Leota A. Rawls, dated January 1, 1965, recorded January 4, 1965, of record in Book 3847, Page 416, Register's Office for Davidson County, Tennessee. The said Jimmie J. Bailiff predeceased Ruby H. Bailiff leaving her as the surviving fee simple owner. Ruby H. Bailiff having since died intestate leaving Jimmy Herschel Bailiff and John Wayne Bailiff as her sole heirs at law.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 235 Harrington Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 10/02/07 09:14 2 pgs
Fees:13.00 Taxes:295.63
20071002-0116981

WITNESS my hand this 21st day of September, 2007.

Jimmy Herschel Bailiff John Wayne Bailiff

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jimmy Herschel Bailiff and John Wayne Bailiff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 21st day of September, 2007.

State of Tennessee at Large

My Commission expires
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010