Davidson County DEEDWARR
Recvd: 11/29/07 15:26 2 pgs
Fees:13.00 Taxes:636.03
20071129-0138679

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
(615) 255-2191

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL IDENTIFICATION NUMBER:
JULIA F. BAYLES 44602 Judy Court Hollywood, MD 20636	SAME	10307005700

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $171,900.00.

Julia F. Bayles
AFFIANT

SUBSCRIBED AND SWORN to before me, Shannon Palmer, by JULIA F. BAYLES this 27 day of November, 2007.

SHANNON PALMER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 9, 2010

Shannon Palmer
Notary Public
My Commission Expires: 11-27- 6-9-2010

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, W. MARTIN FRENCH, hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto JULIA F. BAYLES, hereinafter "GRANTEE", her heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 19 on the plan of Brookside Court, of record in Book 1424, page 145, Register's Office for said County.

SAID Lot No. 19 fronts 70 feet on the southwesterly margin of Knob Road and extends back 221.31 feet on the northeasterly line and 220.80 feet on the southwesterly line to a dead line in the rear, measuring 70 feet thereon.

TOGETHER with permanent easements for driveway purposes across a portion of the front corners of Lot. Nos. 18 and 20 as conveyed by instruments of record in Book 5234, page 213 and Book 5271, pone 945 both in said Register's Office.

The property address is 5511 Knob Rd., Nashville, TN 37209.

Being the same property conveyed to W. Martin French by warranty deed of record in Book 6861, page 470, R.O.D.C.

This conveyance is subject to any and all matters shown on the

herein referenced plan of record in said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, her heirs and assigns forever. GRANTOR covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

GRANTOR further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons.

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

W. Martin French

W. MARTIN FRENCH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Warner McNeilly III, of said county, W. MARTIN FRENCH, the within named 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, this 21st day of November, 2007.

NOTARY PUBLIC

My Commission Expires:

9/19/09

W. WARNER McNEILLY III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009