Record & Return to:
First Title and Escrow Company, Inc.
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
ftec file #27994

Davidson County DEEDWARR
Recvd: 09/04/08 09:25 2 pg
Fees:13.00 Taxes:973.10
20080904-0090609

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

(SEAL)

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $263,000.00.

Christie M. Read
Affiant

Subscribed and sworn to before me, this 29th day of August, 2008.

Emily C May
Notary Public

My Commission Expires 5-23-09

Address New Owner As Follows:
David C. Edwards
6300 Highway 100
Nashville, TN 37205

Send Tax Bills To:
Regions Bank d/b/a
Regions Mortgage
Dept. 2520
P.O. Box 2153
Birmingham, AL 35287-2520

Map-Parcel Number:
12908008700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **W. GREGORY BAILEY, MARRIED**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DAVID C. EDWARDS, MARRIED**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 150 feet of Lot No. 7 of Block "C" on the Revised Plan of Highlands of Belle Meade No. 2 as of record in Book 843, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 7 fronts 150 feet on the westerly side of Highway No. 100 and extends back between parallel lines 250 feet, more or less, to the easterly right-of-way line of the N.C. & St. L. Railroad, measuring 150 feet, more or less, thereon.

Being the same property conveyed to W. Gregory Bailey by Quitclaim Deed from W. Gregory Bailey, Executor Of The Estate Of Mary Jane Bailey, of record as Instrument No. 20070228-0024346, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Warren Gregory Bailey by deed from Vine Street Christian Church (Disciples of Christ), a Tennessee non-profit corporation, appearing as Instrument No. 20080904-0090608, Register's Office for Davidson County, Tennessee.

352339.1/20071037 W. Gregory Bailey being one and the same as Warren Gregory Bailey.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 843, page 18, Register's Office for Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5321, Page 479, said Register's Office.

3. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.

This is improved property known as: **6300 Highway 100 Nashville, TN 37205.**

Subject property is not the principal residence of Grantor or his spouse.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 29th day of August, 2008.

W. Gregory Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **W. GREGORY BAILEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of August, 2008

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MAY 2, 2011

352339.1/20071037