File No. 290101164

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Paul H. Bayless
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2009.

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: October 23, 2012

(AFFIX SEAL)

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 03/09/09 11:06 2 pgs
Fees:13.00 Taxes:536.50
20090309-0020676

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul H. Bayless	~~Paul H. Bayless~~ New South Federal Savings	052-06-0-113.00 & 052-06-0-121.00
(NAME)	(NAME)	
701 A & B Howse Ave.	210 Automation Way	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Edward Corlew and wife, Julia Corlew**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Paul H. Bayless, an unmarried person**, hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract 1: Parcel 052-06-0-113.0 (701A Howse Avenue)

Land in Davidson County, Tennessee, being Lot No. 2A, Zone Lot Division Lot Nos. 2, 3, & 4, Revision of Resubdivision of Lot 3, Christian Acres, as shown on plat of record in Plat Book 5210, Page 244 and amended in Plat Book 6250, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Tract 2: Parcel 052-06-0-121.00 (701B Howse Avenue)

Land in Davidson County, Tennessee, being Lot No. 2B, Zone Lot Division Lot Nos. 2, 3, & 4, Revision of Resubdivision of Lot 3, Christian Acres, as shown on plat of record in Plat Book 5210, Page 244 and amended in Plat Book 6250, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Edward A Corlew and wife, Julia L. Corlew, by Quitclaim Deed from C.S.C. Const., Inc. of record in Book 6094, Page 480, dated July 12, 1983 and filed for record on July 14, 1983, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat Book 5210, Page 244, and Book 6250, Page 5, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6296, Page 243, and Book 6359, Page 800, Register's Office for Davidson County, Tennessee. Subject to a Property Modifications Request of record in Instrument 20090102-0000249, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 701 A & B Howse Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), HIS 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.

Witness my/our hands this 3rd day of March, 2009.

Edward Corlew

Edward Corlew

Julia Corlew

Julia Corlew

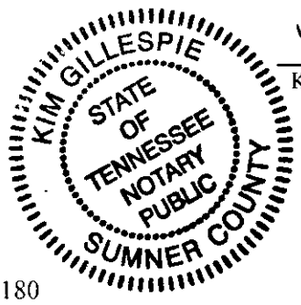
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Edward Corlew and Julia Corlew the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of March, 2009.

Commission expires: October 23, 2012



Kim Gillespie

Kim Gillespie Notary Public

File Number: 290101164

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075