THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09102130** JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me, this 7th day of October, 2009. Notary Public My Commission Expires: April 17, 2010

WARRANTY DEED

Address New Owner: Ben Bailey and Anita Bailey 153 Davidson Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-5 Parcel 23

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann Casey Woods, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ben Bailey and Anita Bailey, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Zone Lot "B" on the Plan of Zone Lot Division, Lot 336-A, Section 12, Hillwood Estates of record in Book 6250, page 942, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Ann Casey Woods by deed from John J. Woods, Jr. a/k/a John J. Wood, Jr. of record as Instrument No. 20060120-0007782, as corrected by Scrivener's Affidavit of record in Instrument No. 20090508-0042724, in the Register's Office for Davidson County, Tennessee, dated January 12, 2006.

This is improved property located at 153 Davidson Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20090069185 DEEDWARR
Recvd: 10/09/09 12:57 2 pgs
Fees:13.00 Taxes:555.00
20091009-0094253

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2009.

Ann Casey Woods

John J Woods

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann Casey Woods and John J Woods, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2009.

Notary Public

My Commission Expires: My Commission Expires April 17, 2010

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY