STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,450.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 2010.

Notary Public
MY COMMISSION EXPIRES: 9-19-2011
File No. G10-0104D

MICHELLE HIGHTOWER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 09-19-2011

BILL GARRETT, Davidson County
Trans:T20100018921 DEEDWARR
Recvd: 04/01/10 08:18 2 pgs
Fees:13.00 Taxes:527.07
20100401-0024243

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tyrone Bailey and Vurlonda Bailey, husband and wife (NAME)	Provident Funding (NAME)	43-14-116
145 Lanier Drive (STREET ADDRESS)	1133 Bayshore Hwy. (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Burlingame CA 94010 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **John Anna Brown, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyrone Bailey and Vurlonda Bailey, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being the southerly 15 feet of Lot No. 10, all of Lots 11 and 12 and the northerly 10 feet of Lot No. 13 on the unrecorded Map of MARGARET L. DICKENSON SUBDIVISION, described together according to a survey made by T. R. Sanford, Surveyor, April 15, 1960 ,as follows:

Beginning at a point in the easterly margin of Lanier Drive, 680.2 feet southerly from a concrete monument set in the easterly margin of said Drive at the beginning of a curve leading into Old Hickory Blvd.,; thence easterly parallel to an 35 feet southerly from the line between Lots Nos. 9 and 10, 228.4 feet to a point in the westerly line of the "Hailey Sub"; thence southerly along the easterly line of said Sub., 125 feet to appoint; thence westerly parallel to and 10 feet southerly form the line between Lots Nos. 12 and 13, 232.22 feet to a point in the easterly margin of said Drive; thence northerly with the margin of the same, 125 feet to the point of beginning..

BEING the same property conveyed to John Anna Brown from Wilson Brown, by Quit Claim Deed dated June 6, 2002, as Instrument No. 200206100070377, in the Register's Office for Davidson County, Tennessee.

John Anna Brown and Johanna Brown are the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 145 Lanier Drive, 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 and assigns, forever, and we do 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hand(s) this 24th day of March, 2010.

John Anna Brown

John Anna Brown

March 24, 2010
Date

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 John Anna Brown, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of March, 2010.

My Commission Expires: 8/21/12

Notary Public

DAWN N. KEMP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of March, 2010.

My Commission Expires:_____

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066