03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $74,800.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 16th day of July, 2010.

Diane K. Mann
Notary Public
My commission expires: 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

BILL GARRETT, Davidson County
Trans:T20100044515 DEEDWARR
Recvd: 07/21/10 09:17 2 pgs
Fees:13.00 Taxes:276.76
20100721-0056887

03-1007-36614

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Podis	New Owner	103-02-0-C-006
1161 Murfreesboro Rd., #300		
Nashville, TN 37217		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, O. Don Bailey aka O. D. Bailey and wife, Annette O. Bailey, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark Podis and wife, Cynthia Podis, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Unit No. 6:

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of West End Terrace, a Condominium Development, established by and shown as Exhibit "D" to the Master Deed, of record in Book 6657, Page 549, amended in Book 7541, Page 953, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to O. Don Bailey and wife, Annette O. Bailey by deed from Juliet Rose Garrison, dated July 3, 2008, recorded July 3, 2008, of record in Instrument No. 20080703-0068942, Register's Office for Davidson County, Tennessee.

Unit No. 65:

Land in Davidson County, Tennessee, being Unit No. 65 on the Plan of West End Terrace, a Condominium Development, established by and shown as Exhibit "D" to the Master Deed, of record in Book 6657, Page 549, amended in Book 7541, Page 953, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to O.D. Bailey and wife, Annette O. Bailey by deed from Charles M. Scott and wife, Bernadette J. Scott, dated May 22, 2006, recorded May 26, 2006, of record in Instrument No. 20060526-0062364, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 276 White Bridge Road, #65 & #6, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and

forever defend the title to said land to said Grantees, their 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 hand this 16th day of July, 2010.

O. Don Bailey aka O. D. Bailey

Annette O. Bailey
By O. Don Bailey Atty Infact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, O. Don Bailey aka O. D. Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 16th day of July, 2010.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

My Commission expires 02/11/13

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 O. Don Bailey, 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 herein contained, and who further acknowledged that he is the attorney in fact for Annette O. Bailey, and that he is authorized by her to execute this instrument on hier behalf.

Witness my hand and official seal at Nashville TN, this 16th day of July, 2010.

Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

My Commission Expires: 2/11/13