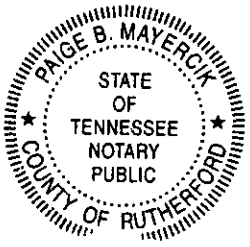
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-22-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack B. Pearson	Guaranty Trust Company	09502004500
(NAME)	(NAME)	
245 Graeme Drive	P. O. Box 1218	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37133	
(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, I, **Ann L. Bailey, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jack B. Pearson, Unmarried**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 159, on the plan of Donelson Hills, of record in Plat Book 2331, Page 22-23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to WILLIAM E. BAILEY AND WIFE, ANN L. BAILEY by Deed from ALBERT S. DADDARIO AND WIFE, ILDA S. DADDARIO, dated 04/18/1959 and filed for record on 04/21/1959 in Book 2901, Page 589, Register's Office for DAVIDSON County, Tennessee.

The said William E. Bailey having since deceased leaving Ann L. Bailey as sole surviving heir.

This conveyance is subject to any and all existing easements and restrictions of record.

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 245 Graeme Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-1796
SMG TN Warranty Deed

BILL GARRETT, Davidson County
Trans:T20110014174 DEEDWARR
Recvd: 03/09/11 10:36 2 pgs
Fees:13.00 Taxes:434.38

20110309-0018801

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), their heirs and/or 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), their heirs and/or 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 26th day of February.

ANN L. BAILEY BY BRYAN BAILEY ATTY IN FACT

Ann L. Bailey by Bryan Bailey atty in fact

STATE OF TEXAS
COUNTY OF TRAVIS

On this 26th day of February, 2011, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Bryan Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Ann L. Bailey, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20110309001580 Register's Office of Davidson County, Tennessee.

Penny M. Brewer
Notary Public

My commission expires; 3/24/13

PENNY MEISKE BREWER
MY COMMISSION EXPIRES
March 24, 2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122