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BILL GARRETT, Davidson County
Trans:T20110037173 DEEDWARR
Recvd: 06/21/11 15:07 3 pgs
Fees:18.00 Taxes:767.94
20110621-0047593

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,550.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20TH , DAY OF JUNE, 2011 . NOTARY PUBLIC MY COMMISSION EXPIRES: 3-9-13

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Address New Owner As Follows: Bert J. Bailey and Laura Bailey Busby 801 West View Avenue Nashville, TN 37205	Send Tax Bills To: Bert Bailey 114 Pembroke Avenue Nashville, TN 37205	Map-Parcel Number: 130 070 02800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James M. Bailey, Jr. and Mary Bailey Neal**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bert J. Bailey and Laura Bailey Busby as tenants in common,** hereinafter called the Grantees, their heirs and assigns, all of their rights title and interest in a certain tract or parcel of land in County, Tennessee, described as follows:

Being Lot No. 4 on the Map of the Bransford Realty Subdivision, of Lots No. 57, 58, 60, 61, 73 and 65, in the New Golf Club Addition, as of record in Book 421, page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 76 feet on the southerly side of Harding Place and runs back 255 feet on the west line and 266.7 feet on the east line, with the west margin of Highland Avenue, to the north line of Lot No. 62, on the original plan, and measures 75.09 feet on the rear line.

Being the same property conveyed to James M. Bailey, Jr., Bert J. Bailey, Laura Busby Bailey and Mary Bailey Neal, as equal tenants in common, by deed from Bert J. Bailey and Laura Bailey Busby, as Executors for the Estate of Leila M. Bailey, by deed dated of record as Instrument No. 20110411-0027806, Register's Office for Davidson County, Tennessee. It is understood that the said Bert J. Bailey and Laura Bailey Busby shall own the said property as tenants in common each owning an undivided one half interest.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 421, page 149, Register's Office for Davidson County, Tennessee.

This is improved property known as: **801 West View Avenue, Nashville, TN 37205.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 20th day of June, 2011.

James M. Bailey, Jr.

Mary Bailey Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James M. Bailey, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of June, 2011

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Bailey Neal, the within named bargainor, 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 20th day of June, 2011

(Seal)

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015