THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

PICK-UP

BILL GARRETT, Davidson County
Trans:T20110064248 DEEDWARR
Recvd: 10/14/11 09:11 3 pgs
Fees:18.00 Taxes:74.00



20111014-0079971

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 20,000.00
Ramona Bailey, Affiant
Subscribed and sworn before me this the
14 Day of October, 2011.
Brandi Weeks, Deputy Register

Send Tax Bills To:
WHEN RECORDED RETURN TO:
Fred and Ramona Bailey
118 Moyna Drive
Hendersonville, Tennessee, 37075

WARRANTY DEED

THE GRANTOR(S),

- Virginia Dean Ferrell, a single person,

for and in consideration of: $20,000.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Fred and Ramona Bailey, 118 Moyna Drive, Hendersonville, Sumner County, Tennessee, 37075,

the following described real estate, situated in Madison, in the County of Davidson, State of Tennessee:

(legal description): Land in Davidson County being a part of Lot 8, in Block H on the map of Forest Park Subdivision of record in Book 843, page 44, Register's Office for Davidson County, Tennessee. Said Property of lot #8 fronts 93 feet and 6 inches on the westerly side of Forest Park Road and runs back between parallel lines 110 feet and 10 inches on the south line and 113 feet and 3 inches on the north line along south maragin of Maple Street to a dead line in the rear on which it measures 72 feet 1 inch, more or less. Being the same property conveyed to Claude L. Ferrell, Jr. and wife, Virginia D. Ferrell by deed from Gracie L. Meador, widow, of record in Book 5626, page 97, said Register's office. Said Claude L. Ferrell is deceased.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and

Grantor Signatures:

DATED: 10/13/11

Virginia Dean Ferrell

Virginia Dean Ferrell
110 Lynn Lee Drive
Old Hickory, Tennessee, 37138

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 13 day of October, 2011, before me personally appeared Virginia Dean Ferrell, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

SARAH J. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sarah J. Hill
Notary Public

Notary Public of TN
Title (and Rank)

My commission expires 11-05-2014

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $20,000.00.

Affiant
Affiant's Name: _____

defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 04313021900

Deed Drafted By: Fred and Ramona Bailey
118 Moyna Drive
Hendersonville, Tennessee, 37075