WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10/14/11

Notary Public

MY COMMISSION EXPIRES: MAR 10 2012

(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

LRCS
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Drive, Ste. 100
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 10/14/11 14:51 2 pgs
Fees:13.00 Taxes:92.50
20111014-0080181

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freddy D Bailey and Ramona Bailey	Freddy D. Bailey & Ramona Bailey	Map-Par. 09202030800
(NAME)	(NAME)	
2504 Jefferson Street	118 Moyna Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37208	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Julia Hunter-McGinnis,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Freddy D Bailey and wife Ramona Bailey,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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 the northerly part of Lot No. 3, Block A, as shown on the map entitled Lusk's Subdivision of Lot No. 36 and north half of Lot No. 37, Boyd McNairys Plan, of record in Book 161, Page 163 , Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 3 fronts 50 feet on the north side of Jefferson Street and extends back 138.93 feet, more or less on the east line and 138.94 feet, more or less on the west line, to the south margin of Beasley Street, formerly Madison Street, measuring 50 feet thereon.

Being the same property conveyed to CHARLES W. MCGINNIS AND WIFE, EUGENIA MOBLEY MCGINNIS, by deed from SHIRLEY L. RANDALL AND HUSBAND, M. L. RANDALL, of record in Book 4535, page 271, dated September 7, 1971, said Register's Office. CHARLES W. MCGINNIS died on September 24, 2002, leaving EUGENIA MOBLEY MCGINNIS as the surviving tenant by the entirety. EUGENIA MOBLEY MCGINNIS has since conveyed her interest in said property to JULIA HUNTER-MCGINNIS by quitclaim deed of record in Instrument No. 20061117-0143089, dated October 31, 2006, said Register's Office.

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. 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/our hand(s) this day 10/14/11.

Julia Hunter-McGinnis, Seller

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 Julia Hunter-McGinnis, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 10/14/11.**

My Commission Expires: MAR 1 0 2012

Notary Public

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Please return to
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Drive, Ste. 100
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE