

THIS INSTRUMENT PREPARED BY:  
Southern Tennessee Title & Escrow, LLC  
P.O. Box 310  
Winchester, Tennessee 37398

TAX RESPONSIBILITY and OWNER:

Empire Properties 2

Po Box 708

Winchester, TN 37398

**Tax ID: Map 0775, Group C, Parcel 13.00 and 13.00-001**

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## **WARRANTY DEED**

For a full and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged, we, **Rickey W. Bailes and wife, Debra L. Bailes**, have this day bargained and sold and do hereby transfer and convey unto **Empire Properties 2**, its successors and assigns, certain real estate located in the 10th Civil District of Franklin County, Tennessee, and being more particularly described as follows:

One lot in the Hodges and Hill Additional to the Town of Cowan, bounded as follows: on the South by Hodges Street, on the East by a street, on the North by an alley and on the West by Hodges lot containing 1.3 acres, more or less.

Tract I: This property is in the Hodges and Hills 1st Addition to the Town of Cowan. Beginning at the southwest corner of the property of Frank Pearson on Hill Street, and thence West to land of the N. C. & St. L. Railway property; thence South with this property to line dividing this property with lot owned by Charnel Smith, formerly Lark Jackson; thence North to place of beginning, said property being bounded on the North by Ashley, on the East by Smith, on the South by Hodges Street, and on the West by Railroad property.

Tract 2: Bounded on the North by Pearson, on the East by McKnight, on the South by Hodges Street, and on the West by Rosie Woodard.

Said property is 210 x 255 feet located at the intersection of Main Street and Hodges Street and also known as the Cowan Mobile Home Park.

Being the same property conveyed unto Rickey W. Bailes and wife, Debra L. Bailes by deed of record in Book 370, Page 197, Register's Office of Franklin County, Tennessee

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, mineral rights, easements and rights of way for public utilities.

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY. DEED DRAWN WITHOUT BENEFIT OF CURRENT SURVEY.**


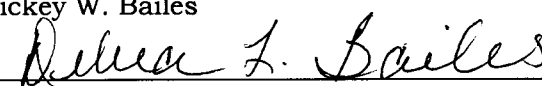
TO HAVE AND TO HOLD to the said **Empire Properties 2**, its successors and assigns forever.

We covenant with the said Grantee, its successors and assigns, that we are lawfully seized and possessed of the above described real estate, that we have a good and perfect right to sell and convey it, and that the same is free and unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the above described property to the said Grantee, its successors 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.

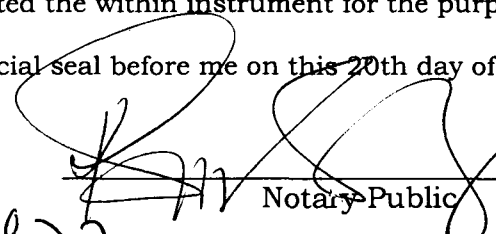
WITNESS OUR HANDS on this 20th day of November, 2019.

  
\_\_\_\_\_  
Rickey W. Bailes  
  
\_\_\_\_\_  
Debra L. Bailes

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STATE OF TENNESSEE )  
COUNTY OF FRANKLIN )

Personally appeared before me, the undersigned, a Notary Public in and for the above State and County, the within named Rickey W. Bailes and Debra L. Bailes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal before me on this 20th day of November, 2019.

My commission expires: 10/19/2022  Notary Public

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STATE OF TENNESSEE  
COUNTY OF FRANKLIN

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **\$65,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

  
\_\_\_\_\_  
AFFLIANT

Subscribed and sworn to before me  
this 20th day of November, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC -

My commission expires: 10/19/2022



BK/PG: D440/187-189  
19007265



3 PGS:AL-WARRANTY DEED	
NANCY BATCH: 124494	11/20/2019 - 03:45 PM
VALUE	65000.00
MORTGAGE TAX	0.00
TRANSFER TAX	240.50
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	258.50

STATE OF TENNESSEE, FRANKLIN COUNTY  
**DENISE INGLE MARSHALL**  
REGISTER OF DEEDS