WARRANTY DEED

This Instrument Prepared by:
Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 6055 PAGE 895

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP—PARCEL NUMBERS
Roy D. Hayes (NAME)	Roy D. Hays (NAME)	Map- 87
685 Cook Road (STREET ADDRESS OR ROUTE NUMBER)	685 Cook Road (STREET ADDRESS)	Parcel- 57
Mt. Juliet, Tenn. 37122 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	4D - 09800

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, HUGH G. HAYES and ROY D. HAYES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY D. HAYES and wife, DORIS H. HAYES, as tenants by the entireties,

HEREINAFTER CALLED THE GRANTEES, 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 a tract of land situated in the Fourth Civil District of said County on the north side of Central Pike, Hermitage, Tennessee, more particularly described as follows:

Beginning at the southeast corner of the property owned by Robert Sircy and wife, Alene, and running thence in a northerly direction 412 feet to the northeast corner of the said Robert Sircy property; thence in an easterly direction 100 feet to a point; thence 412 feet in a southerly direction along the western boundary of the Harry Nichols property; to the Central Pike; thence in a westerly direction along the said Central Pike, to the point of beginning, being 100 feet, containing approximately 1 acres, more or less.

Being the same property conveyed to James Ardon Hayes and wife, Frances B. Hayes by deed recorded at Book 2808, Page 559, Register's Office of Davidson County, Tennessee, both of whom are now deceased. Frances B. Hayes predeceased James Ardon Hayes. James Ardon Hayes died testate on May 29, 1982, in Davidson County, Tennessee, and devised the above property to Hugh G. Hayes and Roy D. Hayes by Will duly record in the Probate Court Clerk's Office of Davidson County, Tennessee.

It is the intention of Roy D. Hayes by this instrument to create a tenancy by the entireties between Roy D. Hayes and wife, Doris H. Hayes in and to the entire property, including the entire intest in the property previously held by Roy D. Hayes.

This is unimproved (X) improved ( ) property, known as Central Pike, Hermitage, TN

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, successors, assigns 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.

POSSESSION TO BE GIVEN date of deed.

EXECUTED ON THIS THE 18 DAY OF April, 19 83.

Hugh G. Hayes
HUGH G. HAYES

Roy D. Hayes
ROY D. HAYES

5/1
7535

STATE OF TENNESSEE, WILSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ROY D. HAYES and HUGH G. HAYES,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Mt. Juliet, Tennessee, this 18th day of April, 19 83.

Commission Expires: 11/23/85

Notary Public

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STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of _____, the within name bargainor, a corporation, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

WITNESS my hand and seal, at office at in _____, Tennessee, this _____ day of _____, 19_____.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM
HUGH G. HAYES
and
ROY D. HAYES

TO
ROY D. HAYES
and wife,
DORIS H. HAYES

H 47590

IDENTIF. REFERENCE

MAY 13 10 12 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

Mail ⇒

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $22,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Hugh G. Hayes
Affiant

Subscribed and sworn to before me this the 18th day of April, 1983.

My Commission Expires: 11/23/85

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			22500.00- CO	
			55.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	65.00-
			7225A05/13/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 7 5 9 0

T. IDENTIF. REFERENCE

MAY 13 10 12 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 948720