STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

Russell S. Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

18th DAY OF January, 2000

Notary Public

MY COMMISSION EXPIRES

Instr:200001210007349 Page: 1 OF 2
REC'D FOR REC 01/21/2000 2:45:19PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $366.30

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Russell S. Hayes and Shannon L. Hayes, husband and wife (NAME)	GMAC Mortgage Corporation (NAME)	7-24
8276 Old Springfield Highway (STREET ADDRESS OR ROUTE NUMBER)	6 Cadillac Drive, Ste. 150 (STREET ADDRESS)	
Goodlettsville, Tennessee 37072 (CITY) (STATE) (P.O. ZIP)	Brentwoood, TN 37027 (CITY)(STATE) (ZIP)	

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, WE, **Eugene R. Bausell, a married man** * and wife Monica Bausell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Russell S. Hayes and Shannon L. Hayes, husband and wife,** 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 the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being Lot No. 9 on the unrecorded plan of the subdivision of the W. H. Tinnon 11.99 acre tract, not of record.

BEGINNING at an iron spike in the center of the Old Dickerson-Springfield Pike, the S.W. corner of the Maurice P. Frey property and the S.E. corner of Lot #9; thence N. 47 deg. W. 187.0 feet with the center of the road to a point (an iron pin set on the east side of road as a reference to corner); thence, N. 38 deg. 30 min. E. 320 feet (crossing the above mentioned iron pin) to an iron pin the corner being the N.W. corner of Lot #9 and the N.E. corner of Lot #10; thence S. 53 deg. E. 74.0 feet to an iron pin in the Maurice P. Frey west line; thence S. 20 deg. W. 360.0 feet (with Frey's west line) to a spike in the road, the point of beginning, containing 0.99 acres, more or less.

Being the same property conveyed to Eugene R. Bausell, an unmarried man, by Deed of Record in Book 6648, Page 837, Register's Office for Davidson County, Tennessee. Eugene R. Bausell has since married.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 8276 Old Springfield Highway, Goodlettsville, TN 37072.

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. Whenever 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 18th day of January, 1999.

Eugene R. Bausell

Monica Bausell

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 Eugene R. Bausell, a married man, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 18th day of January, 2000.

Commission expires 4/19/00

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of January, 2000.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of January, 2000.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282