WARRANTY DEED

Instr:200005010042518 Page: 1 OF 2
REC'D FOR REC 05/01/2000 9:12:34AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $758.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Oscar C. Hays
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2000

Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OSCAR C. HAYS	Chase Manhattan Mortgage Corpora	MAP 51-11
(NAME)	(NAME)	
1413 OAKLAND ACRES DRIVE	392 Harding Place, Suite 200	PARCEL 96.00
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, SUSIE E. TILLMAN AND SARA TILLMAN COOK, UNMARRIED PERSONS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OSCAR C. HAYS AND WIFE, CHALLYE S. HAYS AND DAVID BRIAN HAYS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

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 Lot No. 34 on the Map of Oakland Acres, Section II, of record in Plat Book 3700, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 140.0 feet on the east side of Oakland Acres Drive and extends back between lines 195.03 feet on the north line and 195.04 feet on the south line to a dead line in the rear on which it measures 140.00 feet.

Being the same property conveyed to W. J. Tillman and wife, Susie Elizabeth Tillman and Robert E. Smiley and wife, Sara Tillman Smiley, by deed of record in Book 4120, page 163, Register's Office for Davidson County, Tennessee; the said Robert Earl Smiley having conveyed his interest to Sara Tillman Smiley by deed of record in Book 4592, page 40, Register's Office for Davidson County, Tennessee; the said Sara Tillman Smiley now being Sara Tillman Cook. W. J. Tillman having since died and Susie E. Tillman having received the interest of W. J. Tillman in Will of William J. Tillman probated in Davidson County, Tennessee in 1973, as recited in Affidavit of Heirship of record in Book 7373, page 303, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

W. J. TILLMAN AND WILLIAM J. TILLMAN was one and the same person.

SUSIE E. TILLMAN AND SUSIE ELIZABETH TILLMAN is one and the same person.

unimproved ( )
This is improved (X) property, known as 1413 OAKLAND ACRES DRIVE, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand S this 26th day of April, 2000

Susie E. Tillman
SUSIE E. TILLMAN

Sara Tillman Cook
SARA TILLMAN COOK

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 SUSIE E. TILLMAN AND SARA TILLMAN COOK, UNMARRIED PERSONS

the bargainor, 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 at GOODLETTSVILLE, Tennessee, this 26th day of April, 2004.

My Commission expires 9/23/60

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public