This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

ADDRESS NEW OWNER:
Aubrey Lee Hiam
301 Fairbanks Road
Goodlettsville, TN 37072

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

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REC'D FOR REC 08/17/2000 2:39:34PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $98.05

MAP 83-13
GROUP
PARCEL 319

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Bay Financial Savings Bank, F.S.B.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Aubrey Lee Hiam, married**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 126 on Block "M" on the Map of the Subdivision of the Lindsley Home Place, of record in Plat Book 2, page 92, of the Chancery Court at Nashville.

Said Lot fronts 60 feet on the northerly side of Lillian Avenue and runs back between parallel lines along the easterly margin of South 14th Street, 150 feet to an alley in the rear.

Being the same property conveyed to Bay Financial Savings Bank, F.S.B. by deed from Marshall L. Hix, Successor Trustee of record in Instrument No. 200004140037928, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is improved property known as 1401 Lillian Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE,his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by or through it. 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 hand this the day of August, 2000.

Bay Financial Savings Bank, F.S.B.

By: Ronald A. Young, President

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Ronald A. Young** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **Bay Financial Savings Bank, F.S.B.**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

SPECIAL

WITNESS my hand and official seal this 9th day of August, 2000.

NOTARY PUBLIC

My Commission Expires:

CHARLENE FECHT
Notary Public - State of Florida
My Commission Expires Jun 16, 2003
Commission # CC847019

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $26,500.00.

AFFIANT

Subscribed and sworn to before me on this day of August, 2000.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000