WARRANTY DEED

B-WBT-02-0619

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

John E Mallard
Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2002.

Shauna Daniels
Notary Public

MY COMMISSION EXPIRES My Commission Expires SEP. 25, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Mallard	Wilson Bank and Trust	
619 Frankfort Drive (ADDRESS)	623 West Main Street Lebanon (ADDRESS)	75-8-106
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JERRY L. SARTAIN AND WIFE, SHARON M. SARTAIN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN E. MALLARD AND WIFE, MARY L. MALLARD, hereinafter called the Grantees, their heirs and assigns, that 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. 463 on the Plan of Tulip Grove Subdivision, Section 8, of record in Plat Book 4660, Page 56, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jerry L. Sartain and wife, Sharon M. Sartain from Federal Deposit Insurance Corporation, as Liquidator of the Hamilton National Bank, by Deed dated December 8, 1997 and filed for record on January 4, 1997 in Book 5102, Page 466, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/11/02 09:24 2pgs
Fees:13.00 Taxes:499.50
20020911-0110405

unimproved ( )
This is improved (X) property, known as 619 Frankfort Drive, Hermitage, Tennessee 37076
(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 my/our hand(s) this 30th day of August, 2002.

Jerry L. Sartain

Sharon M. Sartain

STATE OF Tennessee

COUNTY OF Davidson

I, Mary Frances Rudy, a Notary Public of the County and State first above written, do hereby certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Jerry L Sartain and Sharon M. Sartain

Witness my hand and official seal, this the 30th of August, 2002

Mary Frances Rudy
Notary Public

My Commission Expires: 9-28-2002

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal at _____ on this the ___ day of _____, 2002.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2002, before me personally appeared _____ to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of _____ and who acknowledged that he/she executed the same as the free act and deed of the said _____ by virtue of that Power of Attorney, duly executed by the said _____ on _____, 2002 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this _____ day of _____, 2002.

_____
NOTARY PUBLIC

My Commission Expires: _____

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903