40-A

This Instrument Prepared By:
Gibson & Gregory
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

George Ganaway
217 Bonnalynn Drive
Hermitage, TN 37076

MORTGAGEE:
Wilson Bank & Trust
476 N. Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILL:
New Owner

MAP AND PARCEL:
MAP 75-09,
PARCEL 93

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mack Roney, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto George Ganaway ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. Lot 193 on the Plan of Hermitage Hills, Section 2, Revised as of record in Plat Book 2900, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Mack Roney by quitclaim deed from James Michael Maitland of record in Instrument No. 20021126-0146656, Register's Office for Davidson County, Tennessee.
>
> Jill Roney joins in the execution of this instrument to convey her interest in the property as spouse of Mack Roney.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This is improved property known as 217 Bonnalynn Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 02/28/03 15:58 2pgs
Fees:13.00 Taxes:351.50
20030228-0027129

Witness my hand this 27TH day of FEBRUARY, 2003.

Mack Roney

Jill Roney

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Mack Roney and wife, Jill Roney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 27TH day of FEBRUARY, 2003.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 2/6/07

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $95,000.00.

AFFIANT

Subscribed and sworn to before me
this 28th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005