Davidson County DEEDWARR
Recvd: 10/07/03 13:19 2pgs
Fees:13.00 Taxes:407.00

20031007-0148434



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Jonathan Rush
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2003.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-31-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan & Carrie Rush 247 Jacksonian Drive Hermitage, TN 37076	Franklin American Mortgage Co. 501 Corporate Centre Dr. Franklin, TN 37067	Map 75.13 Parcel 43

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,

Frankie Carl Bay and wife, Jerryl Bay

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jonathan Rush and wife, Carrie Rush

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. 18 ON THE PLAN OF HERMITAGE HILLS SECTION 1, OF RECORD IN BOOK 2900, PAGES 48 AND 49, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING WITH A POINT IN THE NORTHWESTERLY MARGIN OF BONNACREEK DRIVE AT THE COMMON CORNER OF LOTS 18 AND 45; THENCE WITH THE COMMON LINE BETWEEN SAID TWO LOTS 90.0 FEET IN A NORTHWESTERLY DIRECTION TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION 150.00 FEET TO A POINT IN THE NORTHEASTERLY MARGIN OF JACKSONIAN DRIVE; THENCE ALONG SAID MARGIN 65.0 FEET IN A SOUTHEASTERLY DIRECTION TO A POINT WHICH IS THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE 39.27 FEET IN A NORTHWESTERLY MARGIN OF BONNACREEK DRIVE; THENCE ALONG SAID MARGIN 125.0 FEET IN A NORTHEASTERLY DIRECTION TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM ELBERT BAY AND WIFE, TOMMIE ELAINE W. BAY BY DEED FROM DONALD EDWARD THOMASON AND WIFE, JUNE R. THOMASON, DATED DECEMBER 19, 1962, AND OF RECORD IN BOOK 3498, PAGE 575, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO FRANKIE CARL BAY, INDIVIDUALLY, BY QUITCLAIM DEED FROM WILLIAM ELBERT BAY AND WIFE, TOMMIE ELAINE W. BAY (DECEASED), DATED OCTOBER 9, 1995, AND OF RECORD IN BOOK 9824, PAGE 141, SAID REGISTER'S OFFICE. PROPERTY THEN CONVEYED TO WILLIAM ELBERT BAY, INDIVIDUALLY, BY QUITCLAIM DEED FROM FRANKIE CARL BAY, DATED FEBRUARY 21, 1996, AND OF RECORD IN BOOK 9954, PAGE 80, SAID REGISTER'S OFFICE. THE SAID WILLIAM ELBERT BAY HAVING DIED, PROPERTY NOW VESTS IN FRANKIE CARL BAY AS SOLE HEIR, AS STATED IN AFFIDAVIT OF HEIRSHIP, DATED MAY 21, 2003, AND OF RECORD IN INSTRUMENT NUMBER 20030522-0070043, SAID REGISTER'S OFFICE.

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years. Property is subject to all matters affecting said premises as contained in Plat Book 2900, Pages 48 and 49, Register's Office for Davidson County, Tennessee.
2) Property is subject to any and all restrictions, easements, and conditions of record.
3) Property is subject to any portion of the premises lying within the right-of-way of Bonnacreek Drive and Jacksonian Drive.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 247 Jacksonian Drive, Hermitage, TN 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 our hand(s) this 30th day of September, 2003.

Frankie Carl Bay

Jerryl Bay

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Frankie Carl Bay and wife, Jerryl Bay, with whom I am personally acquainted, (or who 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, at office, this 30th day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076