ADDRESS NEW OWNERS and
SEND TAX BILLS:
FRANKIE BAY and wife,
JERRYL BAY
11 Fairway Drive
Nashville TN 37214

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
84 - 12 - 70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND DOLLARS ($85,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RALPH D. COOK and wife, JONI COOK, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to FRANKIE BAY and wife, JERRYL BAY, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot Number 140 on the Plan of Maplecrest, Section II, of record in Book 3500, Page 6, Register's Office for said County. Said Lot Number 140 fronts 92.2 feet on the east side of Fairway Drive and extends back 286.5 feet on the south line and 306 on the north line along the south margin of a 10 foot alley adjacent to the Tennessee Central Railroad right-of-way to a dead line in the rear on which it measures 10 feet.

Being the same property conveyed to Ralph D. Cook and wife, Joni Cook by deed of record in Instrument No. 20030923-0140688, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 11 Fairway Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 10/09/03 15:08 2pgs
Fees:13.00 Taxes:314.50
20031009-0150394

Executed on this 7 day of October, 2003.

Ralph D. Cook
RALPH D. COOK

Joni Cook by Ralph D. Cook POA
JONI COOK

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, RALPH D. COOK, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 7 day of October, 2003.

NOTARY PUBLIC

My Commission Expires:

10/24/05

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public, RALPH D. COOK, to me known to be the person who executed the foregoing instrument in behalf of JONI COOK, who acknowledged that he executed the same as the free act and deed of said JONI COOK.

Witness my hand in Hendersonville, Tennessee, this 7 day of October, 2003.

NOTARY PUBLIC

My Commission Expires:

10/24/05

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $85,000.00.

AFFIANT

Subscribed to and sworn before me, this the 7 day of October, 2003.

NOTARY PUBLIC

My Commission Expires:

10/24/05

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