Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 03/05/04 14:48 2pgs
Fees:13.00 Taxes:314.50

20040305-0025670

# WARRANTY DEED

Preparer's File #-04B0094

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2004.

Notary Public

(Affix Seal)

My Commission Expires:

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ESCROW SERVICES OF TENNESSEE, LLC**
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

| Address of New Owners: | Send Tax Bills To: | |
|---|---|---|
| Michael W. Bay | Wilson Bank & Trust | 044-15-0-043.00 |
| 711 Lawrence Street | 623 West Main Street | |
| Old Hickory, TN 37138 | Lebanon, TN 37087 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, TIMOTHY CLAY HALL, JR. AND WIFE, KRISTY HALL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MICHAEL W. BAY, unmarried, hereinafter called the Grantee(s), 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, TN, Being Lot No. 88 on the Plan of Section "A" Village of Old Hickory, of record in Book 1424, page 68, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Timothy C. Hall, Jr. by Deed from Tammie Jo Poland Workman and husband, Jeff Workman of record in Instrument No. 20010710-0073569, Register's Office for Davidson County, Tennessee. Timothy C. Hall Jr and Timothy Clay Hall, Jr., being one in the same person. MWB

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is ( X ) improved property known as **711 Lawrence Street, Old Hickory, Tennessee 37138**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **27th** day of **February, 2004**:

× Timothy C. Hall Jr by Russell Kelly
Timothy Clay Hall, Jr. by Russell Kelly, Attorney in Fact

Kristy Hall by Russell Kelly
Kristy Hall by Russell Kelly, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIMOTHY CLAY HALL, JR. AND WIFE, KRISTY HALL, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, this 27th day of February, 2004.

Notary Public

My Commission Expires: _____

State of Tennessee )
)
County of Williamson )

On this 27th day of February, 2004, before me personally appeared Russell Kelly, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Timothy Clay Hall, Jr. acknowledged that such person executed the same as the free act and deed of Timothy Clay Hall, Jr..

Notary Public

My commission expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

State of Tennessee )
)
County of Williamson )

On this 27th day of February, 2004, before me personally appeared Russell Kelly, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kristy Hall acknowledged that such person executed the same as the free act and deed of Kristy Hall.

Notary Public

My commission expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.