RE-RECORD

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/05/04 10:51 5pgs
Fees:28.00 Taxes:4070.00
[redacted]
20040205-0014097

LYNN F. VAUGHT COMMISSION EXP. Notary Public At Large 02-20-2007 RUTHERFORD COUNTY, TN

G-1914-F

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,100,000.00

Bethany Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2004

Lynn F Vaught
Notary Public

MY COMMISSION EXPIRES: 2-20-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VAY, LLC	Same as New Owner	P/O Map 53-12
(NAME)	(NAME)	
731 Stonetrace Drive		p/o Map 54-9
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		Par.1,2,167,168
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, SEE ATTACHED SHEET FOR GRANTORS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VAY, LLC, a Tennessee limited liability company

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:

BEING a certain parcel or tract of land located in the 11th Council District of Davidson County, Tennessee, and being identified as the Harry Hosey Property as of record in Deed Book 1426, page 449; Deed Book 6607, page 436; Deed Book 1305, page 254; and Deed Book 1217, page 674; all in the Register's Office for Davidson County, Tennessee (R.O.D.C.);

BEGINNING at an iron pin (old) in the northerly right of way margin of Lakeshore Drive, said pin being the southwesterly corner of H.L. Hunt as of record in Deed Book 3224, page 1, R.O.D.C., and being the southeasterly corner and Point of Beginning for the herein described tract;

THENCE, with said northerly right of way of Lakeshore Drive and a curve to the right, said curve having a delta angle of 39 deg. 35' 11", a radius of 582.60 feet, an arc length of 402.53 feet, and a chord bearing North 65 deg 53' 28" West, 394.57 feet to a concrete monument (old);

THENCE continuing with said right of way, North 46 deg 15' 43" West, 285.95 feet to an iron pin (new), said pin being the southeasterly corner of the property conveyed to James R. Jones by deed of record in Deed Book 11578, page 455, R.O.D.C.;

THENCE, leaving Lakeshore Drive with the easterly line of Jones, North 41 deg 44' 11" East, 147.42 feet to an iron pin (old), [passing an existing iron pin at 77.37 feet];

THENCE, leaving Jones with a new line, South 82 deg 49' 14" East, 195.35 feet to an iron pin (new), said pin being the common boundary with the

CONTINUED

unimproved ( )
This is improved ( ) property, known as 3039 Lakeshore Drive, Old Hickory, TN 37138
(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 January, 2004

SEE SIGNATURES ATTACHED

Davidson County DEEDWARR
Recvd: 03/29/04 08:33 5pgs
Fees:27.00 Taxes:0.00
20040329-0034609

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

herein described tract and the Corps of Engineers boundary of Old Hickory Lake;

THENCE, with said boundary of Old Hickory Lake for the following calls;

South 11 deg 33' 56" West, 99.96 feet to a concrete monument (old);
South 47 deg 29' 37" East; 90.00 feet to an iron pin (new);
South 68 deg 51' 57" East, 58.10 feet to a concrete monument (old);
North 38 deg 12' 35" East, 149.88 feet to a concrete monument (old);
North 52 deg 34' 11" East, 60.00 feet to a concrete monument (old);
North 39 deg 49' 53" East, 256.96 feet to a concrete monument (old);
North 61 deg 28' 32" East, 38.50 feet to an iron pin (new);

South 64 deg 04' 38" East, 102.09 feet to a concrete monument (old), said monument being the northeasterly corner of the herein described property and the northwesterly corner of Hunt;

THENCE, leaving said boundary of Old Hickory Lake with the westerly line of Hunt, South 23 deg 28' 30" West, 638.33 feet to the Point of Beginning, and containing 5.04 acres, more or less, according to a survey by William M. Keel of Fisher & Arnold, Inc., Tennessee RLS# 990, in September, 2002.

INCLUDED within this description is a 0.10 acre (4,303.9 s.f.) common area, said common area being a five-foot-wide strip adjacent and parallel to the common boundary of Old Hickory Lake and the herein described parcel.

Being a portion of the same property conveyed to Harry A. Hosey and wife, Mary T. Hosey by deed from Catherine T. Lowery of record in Book 1305, page 254; by deed to Harry A. Hosey and wife, Mary Margaret Hosey from C. C. Dunn and wife, Mary Louise Dunn of record in Book 1426, page 449; by deed to Harry Alvin Hosey and wife, Alice Brittan Hosey, from Thelma S. Taylor, of record in Book 6607, page 436, and by deed to Harry A. Hosey and wife, Mary Tudhy Hosey from Life and Casualty Insurance Company of Tennessee of record in Book 1217, page 271, re-recorded in Book 1217, page 674, Register's Office for Davidson County, Tennessee.

The said Harry A. Hosey having since died testate on August 21, 2000 in Davidson County, Tennessee, with the said Mary T. Hosey a/k/a Mary Margaret Hosey, a/k/a Mary Tudhy Hosey having predeceased him. Pursuant to the Last Will and Testament of Harry A. Hosey of record in Docket # 00P-1687, in the Seventh Circuit Court for Davidson County, Tenessee, Probate Division, subject property was devised to Alice Brittan Hosey, Patrick Joseph Hosey, William Francis Hosey, Barbara Ann Hosey Joern, Sharon Marie Hosey Seckman, Margaret Colleen Hosey Giesmann, Rebecca Hosey (wife of Larry Edward Hosey, Deceased), Harry Alvin Hosey, Jr., Mary Ellen Hosey Champlin, Michael Perry Hosey, Wanda Catherine Hosey Baker, Charles Robert Hosey, John Thomas Hosey, Kevin Brittan Hosey and Alice Maureen Hosey-Williams. William F. Hosey and Mary Ellen Champlin, having been appointed Co-Executors of the Estate of Harry A. Hosey, Deceased, and William F. Hosey and Mary Ellen Champlin having been appointed as Co-Trustees of the Harry A. Hosey Family Trust.

The said Alice Brittan Hosey having since died testate, on November 27, 2001, in Davidson County, Tennessee, and pursuant to the Last Will and Testament of Alice Brittan Hosey, of record in Docket #02P-323, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, subject property was devised to Patrick Joseph Hosey, William Francis Hosey, Barbara Ann Hosey Joern, Sharon Marie Hosey Seckman, Margaret Colleen Hosey Geismann, Rebecca Hosey (wife of Larry Edward Hosey, Deceased), Harry Alvin Hosey, Jr., Mary Ellen Hosey Champlin, Michael Perry Hosey, Wanda Catherine Hosey Baker, Charles Robert Hosey, John Thomas Hosey, Kevin Brittan Hosey and Alice Maureen Hosey-Williams. William Francis Hosey having been appointed Executor of the Estate of Alice Brittan Hosey, Deceased. Harry B. Hosey and William Francis Hosey having been appointed as Co-Trustees of the Alice B. Hosey Family Trust.

Patrick Joseph Hosey
Patrick Joseph Hosey

By: William F. Hosey
William F. Hosey, Attorney-in-fact

Rebecca Hosey
Rebecca Hosey

By: William F. Hosey
William F. Hosey, Attorney-in-fact

Barbara Joern AKA Barbara Ann Hosey Joern
Barbara Joern a/k/a Barbara Ann Hosey Joern

By: William F. Hosey
William F. Hosey, Attorney-in-fact

By: Mary Ellen Champlin
Mary Ellen Champlin, Attorney-in-fact

Sharon M. Seckman AKA Sharon Marie Hosey Seckman
Sharon M. Seckman a/k/a Sharon Marie Hosey Seckman

By: William F. Hosey
William F. Hosey, Attorney-in-fact

By: Mary Ellen Champlin
Mary Ellen Champlin, Attorney-in-fact

Margaret C. Geismann AKA Margaret Colleen Hosey Geismann
Margaret C. Geismann a/k/a Margaret Colleen Hosey Geismann

By: William F. Hosey
William F. Hosey, Attorney-in-fact

By: Mary Ellen Champlin
Mary Ellen Champlin, Attorney-in-fact

Harry A. Hosey Jr AKA Harry Alvin Hosey Jr.
Harry A. Hosey, Jr. a/k/a Harry Alvin Hosey, Jr.

By: William F. Hosey
William F. Hosey, Attorney-in-fact

By: Mary Ellen Champlin
Mary Ellen Champlin, Attorney-in-fact

Michael P. Hosey AKA Michael Perry Hosey
Michael P. Hosey a/k/a Michael Perry Hosey

By: William F. Hosey
William F. Hosey, Attorney-in-fact

Mary Ellen Champlin
Mary Ellen Champlin, individually

Mary Ellen Champlin Co-Trustee
Mary Ellen Champlin, Co-Trustee of Harry A. Hosey Family Trust

Wanda C. Baker AKA Wanda Catherine Hosey
Wanda C. Baker a/k/a Wanda Catherine Hosey

By: William F. Hosey
William F. Hosey, Attorney-in-fact

Charles R. Hosey
Charles R. Hosey

By: William F. Hosey
William F. Hosey, Attorney-in-fact

John T. Hosey AKA John Thomas Hosey
John T. Hosey a/k/a John Thomas Hosey

By: William F. Hosey
William F. Hosey, Attorney-in-fact

Kevin B. Hosey AKA Kevin Brittan Hosey
Kevin B. Hosey a/k/a Kevin Brittan Hosey

By: William F. Hosey
William F. Hosey, Attorney-in-fact

By: Mary Ellen Champlin
Mary Ellen Champlin, Attorney-in-fact

Alice Hosey-Williams AKA Alice Maureen Hosey-Williams
Alice Hosey-Williams a/k/a Alice Maureen Hosey-Williams

By: William F. Hosey
William F. Hosey, Attorney-in-fact

William F. Hosey
William F. Hosey, individually

William F. Hosey Co-Trustee
William F. Hosey, Co-Trustee of the Harry A. Hosey Family Trust

Mary Ellen Champlin Co-Trustee
Mary Ellen Champlin, Co-Trustee of the Alice Brittan Hosey, deceased Family Trust

Mary Ellen Champlin Co-Executor
Mary Ellen Champlin, Co-Executor of the Estate of Alice Brittan Hosey, deceased

William Francis Hosey - Co-Trustee
William Francis Hosey, Co-Trustee of the Alice Brittan Hosey Family Trust

William Francis Hosey Co-Executor
William Francis Hosey, Co-Executor of the Estate of Alice Brittan Hosey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*F.

Personally appeared afar me, the undersigned, a Notary Public in and for said County and State; the within-named William R. Hosey and Mary Ellen Champlin, individually and as Co-Executors of the Estate of Alice Brittan Hosey, Deceased, and as Co-Trustees of the Harry A. Hosey Family Trust and of the Alice B. Hosey Family Trust, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence),and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 30th day of January, 2004.

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Bertie Jo Whitaker
NOTARY PUBLIC

My commission expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of January, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared William F. Hosey, to me known and acknowledged himself to be the person who executed the foregoing instrument for the purposes therein contained and as further acknowledged that he is the attorney-in-fact for Patrick Joseph Hosey, Rebecca Hosey, Barbara Joern, Sharon M. Seckman, Margaret C. Geismann, Harry A. Hosey, Jr., Michael P. Hosey, Wanda C. Baker, Charles R. Hosey,John T. Hosey, Kevin B. Hosey and Alice Hosey-Williams, and acknowledged that he executed the same as the free act and deed of the said Patrick Joseph Hosey, Rebecca Hosey, Barbara Joern, Sharon M. Seckman, Margaret C. Geismann, Harry A. Hosey, Jr., Michael P. Hosey, Wanda C. Baker, Charles R. Hosey, John T. Hosey, Kevin B. Hosey, and Alice Hosey-Williams.

WITNESS my hand and official seal at Goodlettsville, this 30th day of January, 2004.

Bertie Jo Whitaker
NOTARY PUBLIC

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

My commission expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of January, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Ellen Champlin to me known and acknowledged herself to be the person who executed the foregoing instrument for the purposes therein contained and as further acknowledged that she is the attorney-in-fact for Barbara Joern, Sharon M. Seckman, Margaret C. Geismann, Harry A. Hosey, Jr., Michael P. Hosey and Kevin B. Hosey, and acknowledged that she executed the same as the free act and deed of the said Barbara Joern, Sharon M. Eckman, Margaret C. Geismann, Harry A. Hosey, Jr., Michael P. Hosey, and Kevin B. Hosey.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 30th day of January, 2004.

Bertie Jo Whitaker
NOTARY PUBLIC

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

My commission expires:

LEGAL DESCRIPTION CONTINUATION

William F. Hosey and Mary Ellen Champlin execute this instrument as Attorney-In-Fact on behalf of Patrick Joseph Hosey, Rebecca Hosey, Barbara Joern, Sharon M. Seckman, Margaret C. Geismann, Harry A. Hosey, Jr., Michael P. Hosey, Wanda C., Baker, Charles R. Hosey, John T. Hosey, Kevin B. Hosey and Alice Hosey-Williams pursuant to the Powers of Attorney of record by Instrument No. *20030204-015332; **20030204-0015329; 20030218-0020719; 20030303-0027290; 20030204-0015331; 20030303-0027291; 20030214-0020322; 20030214-0020324; 20030214-0020323; 20030214-0020325; 20030218-0020718; and 20030204-0015333 in the Register's Office for Davidson County, Tennessee.

F.

William ~~EX~~ Hosey also known as William Francis Hosey
Barbara Joern also known as Barbara Ann Hosey Joern
Sharon M. Seckman also known as Sharon Marie Hosey Seckman
Margaret C. Geismann also known as Margaret Colleen Hosey Geismann
Michael P. Hosey also known as Michael Perry Hosey
Wanda C. Baker also known as Wanda Catherine Hosey Baker
John T. Hosey also known as John Thomas Hosey
Kevin B. Hosey also known as Kevin Brittan Hosey
Alice Hosey-Williams also known as Alice Maureen Hosey-Williams
Harry A. Hosey, Jr. also known as Harry Alvin Hosey, Jr.
Alice Brittan Hosey also known as Alice B.Hosey
Harry A. Hosey also known as Harry Alvin Hosey

WFH *20030204-0015332

WFH ** 20030204-0015330