Box 409
LTR 318
6/3 Lien

Davidson County DEEDWARR
Recvd: 05/18/04 10:56 3pgs
Fees:18.00 Taxes:576.83
20040518-0057987

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $155,900.00. Felton Ward **Affiant** Subscribed and sworn to before me, this 14th day of May, 2004. Notary Public My Commission Expires 5/6/06

LINDA TURNER RAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Felton Ward and Denise Stuckey 205 Freda Villa Madison, TN 37115	Send Tax Bills To: First Franklin Financial Corp. 112 Townpark Drive Suite G150 Kennesaw, GA 37144	Map-Parcel Number: 051-07-0-089.00 11D 19085

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **O. C. HAYS AND WIFE, CHALLYE G. HAYS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **FELTON WARD AND DENISE STUCKEY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Oakland Acres, Section VII, of record in Book 2663, page 108, Register's Office for Davidson County, Tennessee.

Said Lot fronts 115 feet on the easterly line of Freda Villa and runs back 352 feet on the northerly line and 384.4 feet on the southerly line to a dead line in the rear, which is the west right-of-way of the L & N Railroad on which it measures 146.6 feet.

Being the same property conveyed to O. C. Hays and wife, Challye G. Hays by deed dated December 18, 1967, from Frank W. Croft and wife, June V. Croft, of record in Book 4200, page 763, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 1584, page 23 and Book 2901, page 366, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2663, page 108, Register's Office for said County.

4. Right-of-way of the L & N Railroad running along the rear line of said lot.

5. Easement for sanitary and/or storm drainage granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 4222, page 348, Register's Office for Davidson County, Tennessee.

This is improved property known as 205 Freda Villa, Madison, TN 37115.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 14th day of May, 2004.

O. C. Hays

Challye G. Hays

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **O. C. HAYS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of May, 2004.

Notary Public

LINDA TURNER RAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/28/06

230047.1/2004169

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHALLYE G. HAYS,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of May, 2004.

Linda Turner Ray
Notary Public

My Commission Expires: 1/28/06

