Davidson County DEEDWARR
Recvd: 06/02/04 13:26 2pgs
Fees:13.00 Taxes:522.44
20040602-0064520

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JANUARY 28, 2006

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$141,200.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2004.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Return to
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mark S Baham	**First Franklin Financial Corporation**	**074-08-027.00**
7020 Bonnamere Drive	**112 Town Park Drive, Suite G150**	
Hermitage TN 37076	**Kennesaw, GA 30144**	

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 ACKNOWLEDGE, WE,

David Edward Kay and wife, Sarah Eve Kay, as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark S Baham, unmarried

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 Lot No. 816 on the plan of Hermitage Hills, Section Seven, as of record in Book 3300, pages 62 and 63, Register's Office for said County. Said Lot No. 816 fronts 77.0 feet on the easterly side of Bonnamere Drive and extends back 156.8 feet on the south line and 158.9 feet on the north line to a dead line in the rear, on which it measures 90.88 feet.

Being the same property conveyed to David Edward Kay and wife, Sarah Eve Kay, as tenants by the entirety, by Deed from Milton C Wright and Rosemarie Wright, dated 07/13/1989, of record in Book 7892, page 714, Register's Office for Davidson County, TN.

Restrictions, Easements, and all matters of record on subdivision plat recorded in Plan of record in Book 3300, page 62 and 63, and Restrictions in Book 3399, page 446, for said county.

This is improved (__X__) Unimproved (____) property, known as **7020 Bonnamere Drive, Hermitage TN 37076**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 **27th** day of **May, 2004.**

David Edward Kay
David Edward Kay

Sarah Eve Kay
Sarah Eve Kay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **David Edward Kay and wife, Sarah Eve Kay, as tenants by the entirety,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **May, 2004.**

_____
Notary Public

My Commission Expires:_____

