Davidson County DEEDWARR
Recvd: 01/11/05 15:16 2 pgs
Fees:12.00 Taxes:0.00

20050111-0004202

WARRANTY DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Larry Hayes, Jr., et al c/o Larry Hayes, Jr. 214 Second Avenue North, Ste 103 Nashville, Tennessee 37201	Map 44-15 Parcel 368 Field Book _____	Same as Owner
This instrument prepared by: Bryan Lewis, Esq. 217 Second Avenue North, Nashville, Tennessee 37201		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Larry Gene Hayes and Priscilla Hayes Petty, Co-Executors of the Estate of Anderson Boyd Hayes, deceased, (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to Larry Hayes, Jr. a 25.00% undivided interest, to Melissa Baker 25.00% undivided interest, to Damon Petty a 16.67% undivided interest, to Eric Petty a 16.67% undivided interest, and to Boyd Petty a 16.66% undivided interest (the "Grantees") in certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

BEING Lot No. 115, Section "B", Village of Old Hickory, as shown on the plan recorded July 16, 1948, as of record in Bok 1424, Page 67, in the Register's Office for Davidson County, Tennessee; fronting 99.9 feet on Jones Street, containing 0.34 acres, more or less.

BEING the same property conveyed to Anderson B. Hayes and Margaret L. Hayes by the E.I. Du Point NeMours and Company on the 12th day of November, 1951, as of record in Book 2028, Page 518, in the Register's Office for Davidson County, Tennessee.

This transfer is being made pursuant to the terms of that certain Will probated in the case styled *In Re: Estate of Anderson B. Hayes*, in the Seventh Circuit Court, Davidson County, Tennessee, No. 04P-900.

The property is improved property known as 1200 Jones Street, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' successors and assigns forever.

Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered expect as set forth hereinabove.

Grantors further covenant and bind themselves to warrant and forever defend title to the Property to the said Grantees, Grantees' successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 10th day of ~~November~~ January, 2004.

VIRGINIA J. CONNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Virginia J Connell
Notary Public
My commission expires: 03/22/08

IN WITNESS WHEREOF, the Grantors have executed this Deed this 21 day of ~~November~~ December, 2004.

Larry Gene Hayes, co-executor of the estate of Anderson Boyd Hayes

Priscilla Hayes Petty

Priscilla Hayes Petty, co-executor of the estate of Anderson Boyd Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Virginia J. Connell, a Notary Public, **Larry Gene Hayes** - Co-Executor of the Anderson Boyd Hayes Estate, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal on this the 21 day of ~~November~~ December, 2004.

VIRGINIA J. CONNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Virginia J Connell
NOTARY PUBLIC
My Commission Expires: 03/22/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Virginia J. Connell, a Notary Public, **Priscilla Hayes Petty** - Co-Executor of the Anderson Boyd Hayes Estate, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal on this the 10th day of ~~November~~ January, 2005

VIRGINIA J. CONNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Virginia J Connell
Notary Public
My commission expires: 03/22/08