(1)

Davidson County DEEDWARR
Recvd: 06/13/07 10:29 2 pgs
Fees:13.00 Taxes:2081.25

20070613-0070765

Warranty Deed

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Mark Hirst and wife, Hailey Hirst	New Owner	Map: 159-02-0
5400 Camelot Road		Parcel: 005.00
Brentwood, TN 37027		7D-38685

For and in Consideration of the sum of $ 562,500.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

We, William W. Hays and Lillian T. Hays Trustees of the Hays Joint Revocable Living Trust [Agreement] U/A/D Nov 20, 2001 and William W. Hays and wife, Lillian T. Hays, individually

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Mark Hirst and wife, Hailey Hirst

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee and being **Lot No. 1** on the plan of **Camelot Acres,** Section One, as of record at **Plat Book 3700, page 98** in the Register's Office for said County, and to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to William W. Hays and Lillian T. Hays, Trustees (presumably Trustees of the Hays Joint Revocable Living Trust but that is not specificially stated in the granting and conveyance clause of the body of the deed) as of record at Instrument Number 20011129-0130959 and all the same property conveyed to William W. Hays and wife, Lillian T. Hays by deed from James E. Patterson and wife dated February 26, 1968 as of record at Book 4215, page 310, all recording references to said Register's Office.

This conveyance is subject to 2007 property taxes which have been prorated this date and the grantees assume in full, Sewer Easement at Book 7825, page 266, and to the limitations shown on said plan of record at Plat Book 3700, page 98, all recording references to said Register's Office.

William W. Hays and wife, Lillian T. Hays join herein individually in order to correct any errors in the Quitclaim Deed creating the Trust estate.

This is **IMproved** property known as: 5400 Camelot Road, Brentwood, TN 37027
[unimproved / improved]
Taxing authority has address: 5416 Granny White Pike, Brentwood, TN 37027

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. We do covenant with 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 set out

herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 our hands on this 8th day of June, 20 07

William W. Hays, Trustee
William W. Hays, Trustee

Lillian T. Hays - trustee
Lillian T. Hays, Trustee

William W. Hays
William W. Hays

Lillian T. Hays
Lillian T. Hays

STATE OF TENNESSEE: **COUNTY OF ~~DAVIDSON~~:Williamson**

The actual value or consideration, whichever is greater, for this transfer is $ 562,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON June 8, 2007.

My Commission Expires: 9-19-09

Notary Public

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE: **COUNTY OF DAVIDSON:**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William W. Hays and wife, Lillian T. Hays

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained and who, upon oath, also acknowledged themselves to be the Trustees of Hays Joint Revocable Living Trust, the within named bargainor, a Trust U/A/D Nov 20, 2001, and that they, as such Trustees, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said Trust, by them self as such Trustees. WITNESS my hand and official seal at office on June 8, 2007.

My Commission Expires: 09-22-2007

Notary Public: Marbut Glenn Gaston, Jr.

MARBUT GLENN GASTON, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TN Supreme Court # 003143