LAWYER'S ESCROW SERVICE, INC. Return to
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY: MUDTER & PATTERSON ATTORNEYS-AT-LAW 2000 Richard Jones Rd., Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 18305	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $635,000.00 Robert H. Woods Affiant Subscribed and sworn to before me, this 5th day of October, 2001. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
TIMOTHY SINKS	Same	117-6
3428 Hampton Avenue		61
Nashville, Tennessee 37215		7DA24100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JANE S. WOODS, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TIMOTHY SINKS AND WIFE, DARLENE SINKS, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3428 Hampton Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of October, 2001.

JANE S. WOODS

By: Jane S. Woods by Robert H. Woods
ROBERT H. WOODS, ATTORNEY-IN-FACT

Davidson County DEEDWARR
Recvd: 10/12/01 08:56 2pgs
Fees:13.00 Taxes:2349.50
20011012-0111350

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT H. WOODS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said JANE S. WOODS, and is authorized by the said JANE S. WOODS, to execute this instrument on her behalf.

Witness my hand, at office, this 5th day of October, 2001.

My Commission Expires:

Notary Public

EXHIBIT "A"

TRACT ONE:

Land in Davidson County, Tennesssee, being the westerly 152 feet of the easterly 286 feet of Lot No. 11 on the Map of Hillsboro Heights, not of record, and described as follows:

Beginning at a point in the north margin of Hampton Avenue 1654 feet west from the center line of 23rd Avenue South, said point being 134 feet west of the common corner of Lots Nos 11 and 12; thence northerly parallel with the line between Lots Nos. 11 and 12, 345 fet, more or less, to the south line of Lot No. 9; thence westerly with the south line of Lot No. 9, 152 feet to a point, which is 14 feet east of the center line of 25th Avenue, South, as closed, said point likewise being 14 feet east of the common corner of Lots Nos. 10 and 11; thence southerly 347 feet, more or less, to the north margin of Hampton Avenue, thence with the margin of the same easterly 152 feet to the beginning.

Being the same property conveyed to William H. Woods and wife, Jane S. Woods by deed from Edward M. Epstein and wife, Theresa D. Epstein of record in Book 2021, page 614, said Register's Office. The said William H. Woods having since died.

TRACT TWO:

Land in Davidson County, Tennessee, being the easterly 1 1/2ft. of Lot No. 10 and the westerly 14 ft. of Lot No. 11 on the plat of Hillsboro Heights, not of record, described according to a survey made by W.B. Southgate, Engineer, May _____, 1910, as follows:

Beginning at a point on the northerly margin of Hampton Avenue at the southwest corner of the property conveyed to William H. Woods et ux by Edward M. Epstein et ux of record in Book 2021, page 614 of the Register's Office of Davidson County, said point being 1786 ft. west from the center of 23rd Avenue South, thence northwearly with the west line of said Woods property 347 ft. to the south line of Lot No. 9, thence westwardly with the south line of Lots No. 9 and 10, 15 1.2 ft. to the N.E. corner of the property conveyed to Charles A. Walsh et ux by W.E. Wood et ux of record in Book 1132, page 325 said Register's Office, thence southwardly with said Walsh's easterly line 347 ft. to the northerly margin of Hampton Avenue, thence eastwardly with the northerly margin of Hampton Avenue 15 1/2 ft. to the beginning.

Being the same property conveyed to William H. Woods and wife, Jane S. Woods by deed from Mrs. Frances Hampton Currey, Mrs. Lulu Hampton Owen, Mrs. Loiette Hampton Hume, Mrs. Melinda Hampton Wortham and Stanlee Hampton of record in Book 2394, page 705, said Register's Office. The said William H. Woods having since died.

This conveyance is made subject to an easement of record in Book 4083, page 895, said Register's Office.