STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of December, 2001.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/04/02 11:25 2pgs
Fees:13.00 Taxes:693.75
20020104-0001560

ADDRESS NEW OWNER(S) AS FOLLOWS:
C.Todd Etue and Kate A. Etue
1919 Wildwood Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO:
NBC

MAP-PARCEL NUMBERS:
117-040-202.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Louis M. Hoyt and wife, Lyn Hoyt** hereinafter referred to as Grantors, hereby transfers and conveys to **C.Todd Etue and wife, Kate A. Etue** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 1, Block B, on the Plan of Belmont Terrace Annex, No. 3 of record in Book 1130, Page 24, Register's Office for said County.

SAID Lot No. 1 of Block B, which is a corner lot, fronts 96.6 feet on the southerly margin of Wildwood Avenue and fronts 137.4 feet on the easterly margin of Hazelwood Avenue, said frontages being joined by a curve having a length of 33.4 feet, and extends back 70.4 feet on the southerly line and 160 feet on the easterly line to a point of intersection.

Being the same property conveyed to Louis M. Hoyt, unmarried by Warranty Deed from Paul W. Smith and spouse, Maria E. Smith of record in Book 9810, Page 650, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 1130, Page 24, Register's Office for Williamson County, Tennessee.

Any matters that would be revealed by an accurate survey.

All other easements and restrictions of record in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1919 Wildwood Avenue, Nashville, Tennessee 37212.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 28th day of December, 2001.

Louis M. Hoyt

Lyn Hoyt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louis M. Hoyt and wife, and Lyn Hoyt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of December, 2001.

Notary Public

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON TENN

11/2/05
My Commission Expires

04521-BP