STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 272,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF Nov, 2002.

NOTARY PUBLIC

My Commission expires: 3-27-04

Davidson County DEEDWARR
Recvd: 12/31/02 11:03 3pgs
Fees:18.00 Taxes:1008.25
20021231-0162622

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC, 1311 3rd Ave., South, Nashville, TN 37203

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jim Hoke		Map 104-10
Lisa Haddad Hoke (NAME)	SAME (NAME)	
2828 Hillside Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcel 177

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Elizabeth ~~Gammons,~~ Gammans a single person

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

Jim Hoke and wife, Lisa Haddad Hoke

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Elizabeth Gammons, a single person by deed from Martha E. Tucker, an unmarried widow of record in Book 9885, page 575, Register's Office for Davidson County, Tennessee.

Taxes for the year 2002 have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 2828 Hillside Drive, Nashville, Tn 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 GRANTEE, forever. We covenant with said GRANTEE 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 15th day of ~~September~~ Novembr, 2002

E. Gammans

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named E. Gammans, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of Nov, 2002.

My Commission expires:
3-27-04

Charlette A. Bethel
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Exhibit "A" Legal Description

Land in Davidson County, Tennessee, being parts of lots Nos. 161, 162 and 163 on the Map showing R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to survey made June 17, 195___, by William Collier Parrish, Associates, Engineers, as follows:

Beginning on the westerly margin of 32nd Avenue South 125 feet north of the northwest corner of said Avenue and Blair Boulevard; thence with said Avenue northwardly 95 feet; thence westwardly 300 feet; thence southwardly 20 feet to the northwest corner of lot No. 160; thence with the northerly line of said lot eastwardly 75 feet to the corner of lots Nos. 160 and 161; thence with the line between said two lots southwardly 75 feet; thence eastwardly 225 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION OF THE PROPERTY CONVEYED TO ROBERT E. OLIPHANT OF RECORD IN BOOK 6473, PAGE 766, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

Land in Davidson County, Tennessee, being the northerly 100 feet of Lot No. 163 on the Map showing R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by Erle Drake, County Surveyor, dated October 10, 1930, as follows:

BEGINNING on the westerly margin of 32nd Avenue South, at a point 220 feet north of the northerly margin of Blair Boulevard, being the northeast corner of the property conveyed to Lillard L. Tucker and wife, by deed from Union Development Company, of record in Book 2447, page 199, R.O.D.C.T.; thence with the westerly margin of said Avenue, northwardly 100 feet to the corner of Lots Nos. 163 and 202; thence with the line between said two lots, westwardly 300 feet; thence southwardly and parallel with the westerly margin of 32nd Avenue South, 100 feet to the northeast corner of said Tucker property; thence with the northerly line of same, eastwardly 300 feet to the beginning.