Prepared by and after Recording Return To:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
12020026

Davidson County DEEDWARR
Recvd: 01/23/03 09:14 2pgs
Fees:13.00 Taxes:839.90
20030123-0009535

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jim Hoke and wife, Lisa H. Hoke** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Blythe B. Sanders III** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 44 on the Map of Sutton Hill Section of Marengo Park, of record in Book 974, page 67, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Sutton Hill Road being the northeast corner of Lot No. 44 and the northwest corner of Lot No. 45, thence on the line between Lots 44 and 45 southwardly 75 feet, thence on the line between Lots 44 and 43 westwardly 191.2 feet to a point in the easterly margin of Snowden Road, thence along the margin of said road northwardly 55 feet to a point of the beginning of a curve; thence around said curve north-easterly 31.4 feet to a point on the southerly margin of Sutton Hill Road, thence along said margin eastwardly 171.2 feet to the point of beginning.

Being the same property conveyed to Jim Hoke and wife, Lisa H. Hoke from Betty Mai Crawley, a widow who has not remarried, by Warranty Deed dated April 29, 1991 and recorded May 2, 1991 in Book 8343, page 849, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Book 974, page 67, Register's Office for Davidson County.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes which taxes have been prorated between the parties herein and any such encumbrances and set forth in Exhibit A .

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 17th day of January, 2003.

Jim Hoke

Lisa H. Hoke

CHARLES PATRICK FLYNN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 1/29/05

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Jim Hoke and wife, Lisa H. Hoke** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 17th day of January, 2003.

Notary Public

My Commission Expires: 1/29/05

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $227,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of January, 2003.

Notary Public

My Commission Expires: 1/17/03

CHARLES PATRICK FLYNN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 1/29/03

MAP AND PARCEL NUMBERS: 118-9-155.00

ADDRESS NEW OWNER:
2900 Snowden Road
Nashville, TN 37204

SEND TAX BILLS TO THE SAME ADDRESS