PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(GJ) Title No: 44450
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/23/03 08:31 2pgs
Fees:13.00 Taxes:983.83
20030423-0053850

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barbara Hoffman 4302 Dale Avenue Nashville, Tennessee 37204	SAME

TAX MAP-PARCEL NUMBERS: 132-5-73

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hasan M. Obedala and spouse, Ruth G. Obedala**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara Hoffman** hereinafter called the **Grantee**. Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Glendale Park Section I of record in Book 1130, page 45, Register's Office for said County.

Said Lot No. 31 fronts 135 feet on the easterly margin of Dale Avenue and extends back 150 feet on the northerly line and 156.5 feet on the southerly line to a broken line in the rear, measuring 126 feet thereon.

Being the same property conveyed to Hasan M. Obedala and spouse, Ruth G. Obedala by deed from Gean Morgan, a single person of record in Book 8679, page 137, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130 Page 45, said Register's Office, which Plan shows a 40 foot minimum building setback line from Dale Avenue and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 4302 Dale Avenue, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of April, 2003.

Hasan M. Obedala

Ruth G. Obedala

State of TENNESSEE

County of WILLIAMSON

On this 14th day of April, 2003 , before me the undersigned authority, personally appeared Hasan M. Obedala Ruth G. Obedala , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $265,900.00

Barbara L. Hoffman

Affiant

Sworn and subscribed before me this the 14th day of April, 2003

My Commission Expires:

CHRISTY WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Notary Public