Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
BOTTORFF, KAVIN & COOK, PLC (TIB)
The Ramparts Building, Suite 120
155 Franklin Road
Brentwood, Tennessee 37027
(615) 371-0800

Davidson County DEEDWARR
Recvd: 07/08/03 17:20 6pgs
Fees:33.00 Taxes:787.75
20030708-0094169

WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Dewey T. Hockett, et ux **15496 Old Hickory Boulevard** **Nashville, Tennessee 37211**	**Owner**	**Map: 161** **Parcel: 64**

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 207,500.00

Dewey T. Hockett
Affiant

Sworn to and subscribed to before me, this the 27th day of June 2003.

Notary Public

My Commission Expires: 4-2504

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WITNESSETH:

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Zelma Nightingale Hockett** and **Rosalyn Nightingale Buford as Co-Executrixes of the Last Will and Testament of Abigail C. Nightingale, deceased,** and **Charles Latrelle Nightingale, Llewellyn Clarke Nightingale, Zelma Nightingale Hockett** and **Rosalyn Nightingale Buford, all acting individually, ("Grantors")** by these presents do hereby sell, transfer and convey to **Dewey Thomas Hockett** and **wife, Zelma Gertrude Hockett, as tenants-by-the-entirety, ("Grantees")** their heirs, successors and assigns, a certain tract or parcel of real property located in the Davidson County, Tennessee, more particularly described as follows, to wit:

> Beginning at a point in Andrew Rucker's Southwest corner running thence North with the Andrew Rucker line North 1/4 degree East 20 poles to the Northeast corner; thence North 87½ degrees West 15 poles to a point in Old Hickory Boulevard; thence with the Old Hickory Boulevard South 87 degrees East 15 poles to the place of beginning, containing two (2) acres, more or less, according to Survey by B.W. Gatlin, dated April 3, 1942.

Being the same property conveyed by William J. Rucker and wife, Mildred B. Rucker, to Jesse P. Nightingale and wife, Abigail C. Nightingale, by Deed of record in Book 4624, page 7, Register's Office for Davidson County, Tennessee; and, with the said Jesse P. Nightingale having predeceased his said wife, title thereto vesting in Abigail C. Nightingale as the surviving-tenant-by-the-entirety, and Abigail C. Nightingale having since died on December 13, 2001, then devised by her Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, to the Grantors herein.

There is included in the above description, but excluded from this conveyance, that portion of the aforesaid land conveyed to the State of Tennessee for the widening of Old Hickory Boulevard as set forth in the Warranty Deed of record in Book 7859, page 348, Register's Office for Davidson County, Tennessee. Furthermore, this conveyance is subject to the permanent easement for construction and maintenance of a drainage facility containing 1.371 square feet, an easement for construction of a slope outside the right-of-line for said Old Hickory Boulevard, and an easement for working area and a drainage facility outside of the right-of-line, all as described in and set forth in said Warranty Deed of record in Book 7859, page 348, Register's Office for Davidson County, Tennessee.

This is improved property known as 15496 Old Hickory Boulevard, Nashville, Tennessee 37211.

This conveyance is subject to the lien for real property taxes for the year 2003, which have been prorated between the Grantors and Grantees and are hereby assumed by the Grantees, and is also subject to all matters appearing of public record in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

The Grantors do hereby covenant with the Grantees that the Grantors are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters herein above mentioned; and, the Grantors do further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to the said real property to the said Grantees, and their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Zelma G. Hockett and Rosalyn E. Buford as the Successor Trustees of the Abigail Consuella Nightingale Revocable Living Trust join in this conveyance for the express purpose of quitclaiming and conveying to the Grantees herein all right, title and interest which may be vested in said Successor Trustees, and their predecessors, by virtue of a Trust Agreement for the Abigail Consuella Nightingale Revocable Living Trust and a Quitclaim Deed executed on September 1, 1999, by Rosalyn Buford as Attorney-in-Fact for Abigail C. Nightingale, of record in Book 11231, page 973, Register's Office for Davidson County, Tennessee, and re-recorded on May 12, 2003, as *Instrument No. 20030512 - 0063424*, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, this instrument is executed on the dates appearing below.

Estate of Abigail C. Nightingale, deceased

By: Zelma Nightingale Hockett, Co-Exec
Zelma Nightingale Hockett
Co-Executrix of the Last Will and Testament of Abigail C. Nightingale, deceased

Date: 6-27-03

Estate of Abigail C. Nightingale, deceased

By: Rosalyn Nightingale Buford - co-executrix
Rosalyn Nightingale Buford
Co-Executrix of the Last Will and Testament of Abigail C. Nightingale, deceased

Date: 6-27-03

Zelma Nightingale Hockett
Zelma Nightingale Hockett, individually

Date: 6 27 03

Rosalyn Nightingale Buford
Rosalyn Nightingale Buford, individually

Date: 6-27-03

Charles L. Nightingale
Charles Latrelle Nightingale, individually

Date: 6-27-03

Llewellyn Clarke Nightingale
Llewellyn Clarke Nightingale, individually

Date: 6-27-03

Zelma G. Hockett, Successor Trustee
Zelma G. Hockett, Successor Trustee of The Abigail Consuella Nightingale Revocable Living Trust

Date: 6 27 03

Rosalyn E. Buford - co-Executrix RB Successor Trustee
Rosalyn E. Buford, Successor Trustee of The Abigail Consuella Nightingale Revocable Living Trust

Date: 6-27-03

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, **Zelma G. Hockett, Successor Trustee of The Abigail Consuella Nightingale Revocable Living Trust,** the bargainor herein, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of June 2003.

Notary Public

My Commission Expires: 4-25-04

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, **Rosalyn E. Buford, Successor Trustee of The Abigail Consuella Nightingale Revocable Living Trust,** the bargainor herein, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of June 2003.

Notary Public

My Commission Expires: 4-25-04

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, **Rosalyn Nightingale Buford, individually,** the bargainor herein, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of June 2003.

Notary Public

My Commission Expires: 5-27-04

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, **Charles Latrelle Nightingale, individually,** the bargainor herein, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 21 day of June 2003.

Notary Public

My Commission Expires: 5-27-04

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, **Llewellyn Clarke Nightingale, individually,** the bargainor herein, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27 day of June 2003.

Notary Public

My Commission Expires: 5-27-04

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, **Zelma Nightingale Hockett, Co-Executrix of the Last Will and Testament of Abigail C. Nightingale, deceased,** the bargainor herein, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27 day of June 2003.

Notary Public

My Commission Expires: 4-25-04

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, **Rosalyn Nightingale Buford, Co-Executrix of the Last Will and Testament of Abigail C. Nightingale, deceased,** the bargainor herein, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27 day of June 2003.

Notary Public

My Commission Expires: 4-25-04

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, **Zelma Nightingale Hockett, individually,** the bargainor herein, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27 day of June 2003.

Notary Public

My Commission Expires: 4-25-04