PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref(ST) Title No: 44540
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/25/03 14:22 2pgs
Fees:13.00 Taxes:784.40
20030725-0104349

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Margaret R. Hostettler P.O. Box 150685 Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 118-07-031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$212,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cumberland Valley Construction Company, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret R. Hostettler** 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. 38 on the Plan of Berrywood Subdivision of record in Book 1835, Page 24 Register's Office for said County.

Said Lot No. 38 fronts 75 feet on the easterly margin of Larmon Avenue and extends back 157.2 feet on the northerly line and 159.4 feet on the southerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Cumberland Valley Construction Company, Inc. a Tennessee corporation by deed from Earl E. Collins and wife, Clarice Collins of record in Book 5886, Page 886, 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 1835 Page 24, said Register's Office, which Plan shows a 60 foot minimum building setback line from Larmon Avenue and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 2704 Larmon 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 5th day of June 2003.

Cumberland Valley Construction Company, Inc.

By: Earl E. Collins
Title: President

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **President** (or other officer authorized to execute this instrument) of **Cumberland Valley Construction Company, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County, Tennessee this the 5th day of June 2003.

Notary Public

My Commission Expires:

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $212,000.00

Affiant

Sworn and subscribed before me this the 5th day of June, 2003

Notary Public

My Commission Expires:

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004