This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Barbara C. Hofstetter
1242 General George Patton Road
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 08/06/03 18:14 4pgs
Fees:23.00 Taxes:573.50
20030806-0112222

MORTGAGEE:

None

MAP **142-9**
GROUP **E**
PARCEL **42.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Estate of John Palmer Hyden, Deceased and John W. Hyden, Glenn K. Hyden, Robert S. Hyden, Allen B. Hyden, L. Edward Hyden, Patricia Hyden Fair, Robert Harvey Cline, Roy Lee Cline, and Cathryn Marie Faris** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Barbara C. Hofstetter**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

Being the same property conveyed to John P. Hyden and wife, Rebecca M. Hyden*, by deed from Haury & Smith Contractors, Inc. of record in Book 6445, page 122, Register's Office for Davidson County, Tennessee.

*The said John P Hyden (a/k/a John Palmer Hyden) and wife, Rebecca M. Hyden are both deceased, Rebecca M. Hyden having predeceased John P. Hyden and John W. Hyden et als being the heirs under the the Will of John P. Hyden.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 1242 General George Patton Road, Nashville, Tennessee 37221.

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", her heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized 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; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 my hand this the 15th day of July, 2003.

L. R. DeMarco, Executor of the Estate of John Palmer Hyden

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **L. R. DeMarco, as Executor of the Estate of John Palmer Hyden**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of July, 2003.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005

WITNESS my hand this the 15th day of July, 2003.

John W. Hyden by L. R. DeMarco as attorney in fact

Glenn K. Hyden by L. R. DeMarco as attorney in fact

Robert S. Hyden by L. R. Hyden as attorney in fact

Allen B. Hyden by L. R. DeMarco as attorney in fact

L. Edward Hyden by L. R. DeMarco as attorney in fact

Patricia Hyden Fair L. R. DeMarco as attorney in fact

Robert Harve Cline by L. R. DeMarco as attorney in fact

Roy Lee Cline by L. R. DeMarco as attorney in fact

Cathryn Marie Faris by L. R. DeMarco as attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and said County and State, **L. R. DeMarco,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained and he further acknowledged that he is the attorney in fact for the following individuals: **John W. Hyden, Glenn K. Hyden, Robert S. Hyden, Allen B. Hyden, L. Edward Hyden, Patricia Hyden Fair, Robert Harvey Cline, Roy Lee Cline, and Cathryn Marie Faris,** and that as said attorney in fact he executed the within Warranty Deed by signing the names of the above-mentioned as his free act and deed.

WITNESS my hand and official seal this day of July, 2003.

Rebecca T. Garland
Notary Public

My Commission Expires: 5/29/2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $155,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of July, 2003.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005

Exhibit A

Unit No. 1242, together with the Carport designated No. 1242-C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.