THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21953-10-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Pamela J. Hanna Affiant Subscribed and sworn to before me, 19th day of November, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Matthew C. Rollings Carrie G. Woolpert 921 Kirkwood Avenue Nashville, TN 37204	New Owner	Map No.118.05 Parcel No. 123.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pamela Jane Hooper Hanna asTrustee of the Neva J. Hooper Irrevocable Trust**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew C. Rollings, Unmarried and Carrie G. Woolpert, Unmarried as joint tenants with right of survivorship,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 921 Kirkwood Avenue, Nashville, TN, 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of November, 2003.

Pamela Jane Hooper Hanna, Trustee
Pamela Jane Hooper Hanna, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Pamela Jane Hooper Hanna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25 2004

Davidson County DEEDWARR
Recvd: 11/26/03 12:32 2pgs
Fees:13.00 Taxes:1258.00
20031126-0171986

EXHIBIT "A"

Land in the 7th, formerly the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 28 on the unrecorded Map showing a subdivision of part of the Vaulx Lands, made by Erle Drake, Country Surveyor for Davidson County, July 1, 1921, and described as follows:

Beginning at the southwest corner of Kirkwood Avenue and Craig Avenue, and running thence westerly with the southerly margin of Kirkwood Avenue 180 feet; thence southerly and parallel with Craig Avenue 234 feet to a point; thence easterly 180 feet to a point; thence easterly 180 feet to the westerly margin of Craig Avenue; thence northerly with the westerly margin of said Avenue 234 feet to the beginning.

Being the same property conveyed to Pamela Jane Hooper Hanna and Chauncey James Bret Hooper, as Trustees by quitclaim deed dated September 22, 1992 from Neva J. Hooper, an unmarried widow of record in Book 8738, page 823, Register's Office for Davidson County, Tennessee. The said Chauncey James Bret Hooper having since resigned as Trustee by resignation dated, May 25, 2001.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.