THIS INSTRUMENT WAS PREPARED BY

H. Anthony Duncan, Esq.
121 First Avenue South
Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 11 day of December, 2003.

Notary Public
My Commission Expires: 1/4/06

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 12/12/03 10:38 2pgs
Fees:13.00 Taxes:610.50
20031212-0178336

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
John D. Tate, Jr.
7872 Highway 100
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
156-00-0 014.06

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUDIE JEAN HOOD, unmarried,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **JOHN D. TATE, JR. and wife, SABRINA J. HUGHES-TATE,** hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 13, Section 2, on the Plan of Harpeth Heights, not of record, described as follows:

BEGINNING on the northwesterly margin of Highway No. 100 at a point south 53 degrees 30' west 300 feet from the southwest corner of the property conveyed to James H. Cates and wife, by deed from E.U. Buchi and wife, of record in Book 3612, Page 29, Register's Office for said County; thence north 36 degrees west 787.2 feet to the center of Harpeth River; thence with the center of said River south 45 degrees 30' west 151.5 feet; thence south 36 degrees east 766.1 feet to the northwesterly margin of Highway No. 100; thence with said Highway north 53 degrees 30' east 150 feet to the beginning, containing 2.67 acres, more or less.

BEING the same property conveyed to MARLIN C. HOOD and wife, RUDIE JEAN HOOD, by Warranty Deed from ALVIN W. TERRELL AND SON, INC., of record in Book 3895, Page 784, Register's Office for Davidson County, Tennessee. MARLIN C. HOOD having since died on August 23, 1979. His probated will being of record in Will Book 133, Page 467, Davidson County Probate Court Clerk's Office and further evidence of current ownership being of record by way of an Affidavit of Heirship of record in Book 7593, Page 948, said Register's Office.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **7872 Highway 100, Nashville, TN 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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 11 day of December, 2003.

Rudie Jean Hood
RUDIE JEAN HOOD

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Rudie Jean Hood**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 11 day of December, 2003.

Notary Public

My Commission Expires: 1/4/06

