This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

PLEASE RETURN ORIGINAL TO:

CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

STATE OF TENNESSEE)

COUNTY OF Davidson)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$187,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Barbara L. Hoffman
Affiant

Subscribed and sworn to before me this the 19th day of December, 2003

NOTARY PUBLIC
Commission Expiration:

WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 27, 2005

Davidson County DEEDWARR
Recvd: 12/23/03 10:48 4pgs
Fees:23.00 Taxes:691.90
20031223-0182359

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
Richard P. Adler and wife, Patricia P. Adler	Countrywide Home Loans P.O. Box 660694 Dallas, Texas 75266	8797 Hester Beasley Road Nashville, Tenn. 37221
		PROPERTY ADDRESS: 8797 Hester Beasley Road Nashville, Tenn. 37221

MAP PARCEL NUMBER
169-0-74

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, Barbara L. Hoffman, a widow ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto Richard K. Adler & wife, Patricia P. Adler ("Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART THEREOF

BEING THE SAME PROPERTY CONVEYED TO LAUREN H. HOFFMAN AND WIFE, BARBARA L. HOFFMAN BY WARRANTY DEED OF EARL R. TRAYLOR AND WIFE, DORIS D. TRAYLOR DATED OCTOBER 16, 1970 AND RECORDED OCTOBER 20, 1970 IN BOOK 4453, PAGE 259, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID LOREN H. HOFFMAN IS NOW DECEASED AND TITLE TO THE HEREIN DESCRIBED PROPERTY IS VESTED SOLELY IN BARBARA L. HOFFMAN AS SURVIVING TENANT BY THE ENTIRETY.

This property is known as: 8797 Hester Beasley Road, Nashville, Tn. 37221

This property is subject to all encumbrances, easements, restrictive covenants, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 19th day of December, 2003.

Barbara L. Hoffman

Barbara L. Hoffman (GRANTOR)

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Barbara L. Hoffman** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the **19th day of December, 2003.**

Notary Public

My Commission Expires: _____

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005

EXHIBIT A

Land Description

Being a certain parcel of land located in 35th Councilmanic District of Metroplitan Nashville-Davidson County, and being more particularly described as follows:

Beginning on a metal t-post on the northerly margin of Hester Beasley Road, said metal post being the northeast corner of the Loren H. & Barbara L. Hoffman property as evidenced in Bk 10068 Pg 995 Register's Office Davidson County, Tennessee (RODC, TN);

THENCE , S 55°-03'-01" W - 155.91' to a mag nail in the centerline of Hester Beasley Road, said mag nail being the TRUE POINT OF BEGINNING for this parcel and the southwest corner of the aforesaid Hoffman property;

THENCE, leaving the centerline of Hester Beasley Road and with Hoffman's southerly boundary line N 41°-08'-00" W, passing through an iron rod set on the margin of Hester Beasley Road at 25.04', in all 268.35' to an iron rod set this survey;

THENCE, N 00°-30' 00" W - 110.00' to an iron rod set this survey;

THENCE, S 89°-57'-21" W - 923.33' to an iron rod situated in the easterly boundary line of Dwayne L. Hooper as evidenced in Bk 7446 Pg 997 RODC, TN, said iron rod being the southwest corner of the aforesaid Hoffman property and the northwest corner of this parcel;

THENCE, leaving Hoffman and with Hooper S 06°-57'-45" W - 67.16' to a 2" strap iron, a corner of the Stephen R. Johnston property as evidenced in Bk 7134 Pg 336 RODC, TN;

THENCE, leaving Hooper and with Johnston and generally with a tumble down wire fence S 03°-02'-21" W - 359.44' to an iron rod set this survey, said iron rod being the southwest corner of this parcel;

THENCE, continuing with the tumble down wire fence S 86°-08'-37" E - 142.00' to an iron rod set this survey at a fence corner, said iron rod being a corner of Johnston and the northwest corner of the J.H. & Mary Johnson property as evidenced in Bk 2492 Pg 610 RODC, TN;

THENCE, leaving Johnston and with Johnson's northerly boundary line N 89°-26'-54" E, passing through an iron rod situated on the northerly margin of Hester Beasley Road at 841.97', in all 875.79' to a mag nail in the centerline of Hester Beasley Road, the southeast corner of this parcel;

THENCE, leaving Johnson and with the centerline of Hester Beasley Road N. 41°-47'-00" E - 97.30' to a point;

THENCE, with a curve to the right, said curve having a delta angle of 10°-18'-18", a radius of 348.67' and a tangent of 31.44' (Chord=N 46°-56'-09" E - 62.63') to the POINT OF BEGINNING.

Parcel contains 10.03 acres± (437,026 Square Feet), according to a survey by Dividing Line Survey Services (J.R. Faulk, TN RLS#2122), dated 12/18/03.