THIS INSTRUMENT PREPARED BY:
BONE McALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Henry S. Hood Sarah J. Hood 241 54th Avenue Nashville, Tennessee 37209	91-15-375	same

Davidson County DEEDWARR
Recvd: 01/23/04 10:35 5pgs
Fees:28.00 Taxes:462.50
20040123-0009079

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Rocky L. Roberts and wife, Laura E. Roberts** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to **Henry S. Hood and wife, Sarah J. Hood** (the "Grantees"), their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantors make no covenants or warranties whatsoever with respect to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property, known as 317 54th Avenue, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heir and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said Property in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said Property to Grantees, their heirs and assigns and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed as of the 22nd day of January, 2004.

GRANTORS:

Rocky L. Roberts

Rocky L. Roberts

Laura E. Roberts

Laura E. Roberts

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

GINGER ALSUP
NOTARY PUBLIC AT LARGE
My Commission Expires May 30, 2007
DAVIDSON COUNTY, TENN.

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted, Rocky L. Roberts (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 22 day of January, 2004.

Ginger Alsup
NOTARY PUBLIC

My Commission Expires: May 30, 2007

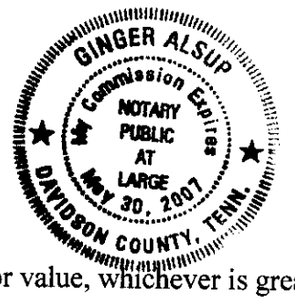
STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Laura E. Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 22 day of January, 2004.

Ginger Alsup
NOTARY PUBLIC

My Commission Expires: May 30, 2007



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $125,000.00.

Laura E. Roberts

Subscribed and sworn to before me, this the 22 day of January, 2004.

Ginger Alsup
Notary Public

My Commission Expires: May 30, 2007

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Grady Roberts Property, of record in Book 4715, page 43, Register's Office for said County.

Being the same property conveyed to Rocky L. Roberts and wife, Laura E. Roberts, by deed from Brenda Roberts Lewis, a/k/a Brenda G. Lewis, and Rocky Lee Roberts a/k/a Rocky L. Roberts, of record in Instrument No. 20010404-0032747, Register's Office for said County.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2004, a lien, but not yet due and payable.