Davidson County DEEDWARR
Recvd: 04/08/04 15:40 3pgs
Fees:18.00 Taxes:55.50

20040408-0040455

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jack K. Conatser and wife, Debra L. Conatser	New Owners	Map 078-00-0
3992 Old Hickory Blvd		Parcel 010.00
Nashville, TN 37218		11899 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Charles James Hooper, Jr.** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jack K. Conatser and wife, Debra L. Conatser** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description.

Being part of the same property conveyed to Charles James Hooper, Jr. by deed of record in Book 8621, page 546, said Register's Office, Davidson County, Tennessee.

The above described real estate is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Book 421, page 164, said Register's Office.
3. Flowage easement in connection with operation of Cheatham Lock and Dam Project of record in Book 2155, page 311, said Register's Office.

This is unimproved property commonly known as Lot 3, Cleeces Ferry Road, Nashville, Tennessee 37218.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $15,000.00.

Jack Conatser
Affiant

Subscribed and sworn to before me this 31st day of April, 2004.

Notary Public

My Commission Expires: 2/21/07

VICKY W. NICELY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of April, 2004.

Charles James Hooper, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of April, 2004.

Notary Public

PHILLIP E. KIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires: 3-25-06

EXHIBIT A

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a found iron pin being the northeast corner of Eller and Olsen Stone Company, Inc. property recorded in Deed Book 4287, page 681, Register's Office of Davidson County, Tennessee and the westerly right of way of Cleeces Ferry; thence N 89 deg. 39 min. 12 sec. West 276.26 feet to an iron pin set; thence N 28 deg. 12 min. 42 sec. East 116.78 feet to a point; thence N 05 deg. 06 min. 07 sec. West 219.92 feet to a point; thence N 40 deg. 38 min. 32 sec. East 255.42 feet to an iron pin set and the Westerly right of way of Cleeces Ferry; then South 08 deg. 09 min. 54 sec. East 522.74 feet along the Westerly right of way of Cleeces Ferry to a found iron pin and being the point of beginning according to a survey by David N. Young, Registered Land Surveyor No. 1562, dated March 14, 2003.

Being part of the same property conveyed to CHARLES JAMES HOOPER, JR., by deed of record in Book 8621, page 546, said Registers' Office. (AS TO TRACT I)