PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 04/28/04 12:10 2pgs
Fees:13.00 Taxes:962.00
20040428-0048112

W & I Ref:(gj) Title No: 45448
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sarah E. Hooker 2035 Castleman Drive Nashville,, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-06-034

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$260,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John A. Riddick and spouse, Amy B. Riddick**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah E. Hooker** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 Block 7 on the Plan of Overton Hills of record in Book 843, page 66, Register's Office for said County.

Said Lot No. 5 of Block 7 fronts 100 feet on the southerly margin of Castleman Drive and extends back 190.3 feet on the easterly line and 182.3 feet on the westerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to John A. Riddick and spouse, Amy B. Riddick by deed from Joanne Yeager Dull and spouse, Christopher J. Dull of record in Doc. No. 20010523-0053672, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 843 Page 66, said Register's Office.

This is improved property, known as: 2035 Castleman Drive, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of April, 2004.

John A. Riddick

Amy B. Riddick

State of TENNESSEE

County of DAVIDSON

On this 27th day of April, 2004 , before me the undersigned authority, personally appeared John A. Riddick Amy B. Riddick, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Sworn and subscribed before me this the 27th day of April, 2004

My Commission Expires: 3/25/06

Notary Public

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.