Davidson County DEEDWARR
Recvd: 05/13/04 15:40 2pgs
Fees:13.00 Taxes:185.00
20040513-0056315

40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Timothy W. Hollingsworth and wife,
Jacqueline I. Hollingsworth
8114 Whites Creek Pike
Joelton, TN 37080

SEND TAX BILL:

New Owner

MORTGAGEE:
J. D. Stevens
3937 Gallatin Road
Nashville, TN 37216

MAP AND PARCEL:
MAP 8
PARCEL 38.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Juanita Armstrong, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Timothy W. Hollingsworth and wife, Jacqueline I. Hollingsworth** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Draper Surveying Service, June 5, 1963, as follows:

Beginning on the northerly margin of a 50 foot public road at the southeast corner of Parcel IV conveyed to Felix A. Dickerson by deed from William Clifford and wife, of record in Book 3538, page 36, Register's Office for said county; thence north 11 deg. west 909 feet to Baxter's southerly line; thence with his line south 88 deg. east 756 feet; thence south 11 deg. east 357 feet; thence north 85 deg. west 600 feet; thence south 11 deg. east 600 feet to the northerly margin of said 50 foot public road; thence with same north 87 deg. 10' west 156 feet to the beginning, containing 7.8 acres, more or less.

Being the same property conveyed to Juanita Armstrong by deed from Felix Dickerson, a/k/a F. A. Dickerson, of record in Book 3610, page 55, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 8298 Ellis Drive, Joelton, TN 37080.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 12TH day of May, 2004.

Juanita Armstrong

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Juanita Armstrong, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 12TH day of May, 2004.

Notary Public

WAYNE JUDKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 2/6/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $50,000.00.

AFFIANT

Subscribed and sworn to before me
this 13th day of May, 2004.

NOTARY PUBLIC
My Commission Expires: 11/27/04

ELAINE PHELPS Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires November 27, 2004