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

ADDRESS NEW OWNER:

Frank D. Hopwood
Nancy D. Hopwood
7945 Ridgewood Road
Goodlettsville, TN 37072

SEND TAX BILL:

New Owner

MAP AND PARCEL:

Map 9-0
Parcel 49

Davidson County DEEDWARR
Recvd: 05/17/04 15:02 2pgs
Fees:13.00 Taxes:296.00
20040517-0057704

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, **Donald E. Armstrong and Juanita H. Armstrong, both unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Frank D. Hopwood and wife, Nancy D. Hopwood, as to a one-half undivided interest, and Helen J. Powers, as to a one-half undivided interest, as tenants in common**, ("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 20 acre tract of land in the 14th, formerly the 24th, Civil District of Davidson County, State of Tennessee, located on the south side of Cotton Patch Road about two miles northwest of Union Hill Road at gas pipe line, being a part of the T. J. Wilkinson Estate and more particularly described as follows:

Beginning at a spike in the center of Cotton Patch Road at the northwest of Ashworth's 10 acre tract running North 81 deg. 10' West 28 feet with the center of Cotton Patch Road to a spike over the south gas pipe line; thence running with the south gas pipe line South 53 deg. 30' West 300 feet, South 46 deg. 17' West 357 feet, South 72 deg. 47' West 143 feet, due west 200 feet, to a pin; thence South 3 deg. West 1,089 feet to a pin on hillside about 40 feet north of field; thence North 63 deg. East 986 feet crossing a hollow and over a hill to a pin at the mouth of a small branch, this point being Ashworth's southwest corner; thence North 3 deg. East 1,089 feet running with Ashworth's west line to the beginning, containing 20 acres, more or less, according to plat of survey made by C. J. Carney, Surveyor, dated March 10, 1959.

Being part of the same property conveyed to Donald E. Armstrong and Juanita H. Armstrong by deed from Annie Newland Armstrong, a widow, of record in Book 7505, page 661, 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 unimproved property known as Map 9-0, Parcel 49, Route 2, Ridgewood Road, Goodlettsville, TN 37072.

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 17th day of May, 2004.

Donald E. Armstrong

Juanita H. Armstrong

STATE OF TENNESSEE)
COUNTY OF Robertson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Donald E. Armstrong and Juanita H. Armstrong, both unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 17th day of May, 2004.

WAYNE JUDKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

My Commission Expires: 2/6/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $80,000.00.

AFFIANT

Subscribed and sworn to before me
this 17 day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires January 29, 2005

DAVIDSON COUNTY My Commission Expires January 29, 2005