Davidson County DEEDWARR
Recvd: 05/18/04 15:17 2pgs
Fees:13.00 Taxes:325.23

20040518-0058354

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00

Clara H. Hood
Affiant

Subscribed and sworn to before me, this 7th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

B-JG-04-0628

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Clara H. Hood	CLARA H. HOOD (NAME)	
628 Claridge Drive	578 LOCKWOOD DR (ADDRESS)	107-4-17
(ADDRESS)		
Nashville, Tennessee 37214	NASHVILLE TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT J. TRISDALE UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLARA H. HOOD , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 a on the Plan of Lakewood Subdivision of record in Plat Book 2900, Page 144 Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. Trisdale, a single person by Deed as of record in Book 9547, Page 932 Register's Office for said County.

Land in Davidson County, Tennessee, being Reserve Tract G on the Plan of Lakewood Subdivision of record in Plat Book 2900, Page 144 Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. Trisdale, unmarried by Deed as of record in Book 9605, Page 57, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 628 Claridge Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 7th day of May, 2004.

Robert J. Trisdale by Paul Gwin Attorney in Fact

Robert J. Trisdale by Paul Gwin Attorney in Fact

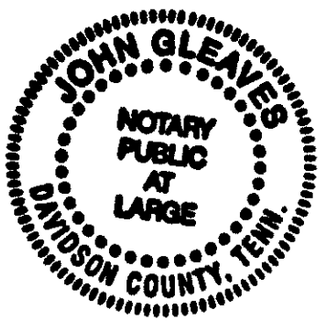
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul Gwin, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Robert J. Trisdale and acknowledged that he/she executed the same as the free act and deed of the said Robert J. Trisdale By Limited Durable Power of Attorney as of record in INSTRUMENT# 20020723-0088636, Register's Office for said County.

Witness my hand and official seal at
Nashville, Tennessee
on this the 7th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903