03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/11/04 13:17 2pgs
Fees:13.00 Taxes:357.05

20040811-0097139

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $96,500.00

Richard S Wofford
Affiant

Subscribed and sworn to before me, this 16th day of July, 2004.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC LARRY WAYNE HANN WILLIAMSON CO. TN

03-0406-32030

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Equity Trust Company P.O. Box 1529 Elyria, OH 44035	New Owner	161-04-0-045.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sandra McClurg and Patsy Daily and Gayle Hartman and Raymond Hartman, all the heirs-at-law of Frank L. Hartman, deceased, and Sandra McClurg, Administrator of the Estate of Frank L. Hartman, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Equity Trust Company Custodian FBO Richard Wofford IRA, hereinafter called the Grantees, their successors and assigns, a 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. 11 on the Plan of Southwood, of record in Book 2663, Pages 125 and 126, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Frank L. Hartman and wife, Margaret M. Hartman by deed from David Lee Ferguson, unmarried, of record in Book 9553, Page 86, Register's Office for Davidson County, Tennessee. Margaret M. Hartman died. Frank L. Hartman subsequently died, intestate, leaving Sandra McClurg, Gayle Hartman, Raymond Hartman and Patsy Dailey as all his heirs at law.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5203 Raywood Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 16th day of July, 2004.

Sandra McClurg, heir at law

Gayle Hartman, heir at law

Raymond Hartman, heir at law

Patsy Daily, heir at law

Sandra McClurg, Adminstrator of the
Estate of Frank L. Hartman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sandra McClurg, Gayle Hartman, Raymond Hartman and Patsy Daily, heirs at law of Frank L. Hartman, deceased, and Sandra McClurg, Administrator of the Estate of Frank L. Hartman, deceased, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained and in the capacities thereof.

Witness my hand in Nashville, TN, this 16th day of July, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05