WARRANTY DEED

B-TRA-04-0329

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

Subscribed and sworn to before me this 14th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

E. DWAYNE LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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 NUMBERS
Henry S. Hood	Regions Bank	
329 54th Avenue North	(NAME) 4329 Harding Road	91-14-236
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Nashville, TN 37205	
(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 BILLY M. TAYLOR, unmarried AND ROBERT D. ROBBINS, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HENRY S. HOOD AND WIFE, SARAH J. 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, and being more particularly described as follows:

BEGINNING on the westerly margin of Richland Avenue, now known as 54th Avenue North, 238.7 feet South fromt he southerly margin of Charlotte Pike, being the Northeast corner of the tract of land conveyed to W.S. Gilliam and wife, by deed in Book 512, Page 278, Register's Office for said County; thence with Gilliams' North line, South 74 1/2 degrees West 200 feet; thence South parallel with said Avenue 64 feet; thence eastwardly and parallel with said Gilliam's line, 200 feet to the westerly margin of 54th Avenue North; thence northwardly with the westerly margin of said Avenue, 64 feet to the point of beginning.

Being the same property conveyed to Billy M. Taylor, a single person and Robert D. Robbins, a single person, as joint tenants with the right of survivorship, by Deed dated March 26, 2001 and filed for record on March 28, 2001 in Instrument Number 20010328-0029767, Register's Office for Davidson County, Tennessee.

Sanitary Sewer/Storm Drainage Easements of record in Deed Book 8608, Page 139 and Book 8896, Page 566, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

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

Davidson County DEEDWARR
Recvd: 08/13/04 13:25 2pgs
Fees:13.00 Taxes:577.20

20040813-0098219

unimproved ( )
This is improved (X) property, known as 329 54th Avenue North, Nashville, Tennessee 37209
(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 14th day of May, 2004.

Billy M. Taylor

Robert D. Robbins

E. DWAYNE LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy M. Taylor and Robert D. Robbins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 14th day of May, 2004.

E. Dwayne Lannom
Notary Public

My Commission Expires:

(SEAL) 8 July 05

E. DWAYNE LANNOM
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

SJH