This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040405

Elite Title Company
109 Westpark Drive
Suite 230
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/07/04 13:47 2pgs
Fees:13.00 Taxes:469.16

20040907-0107790

Send Tax Bills To:
Bank of America, N.A.
1400 Best Plaza Drive, Ste. 101
Richmond, VA 23227

New Owner is:
Julia Beth Hood
300 McCall Street
Nashville, TN 37211

MAP: 133-02
PARCEL: 317.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Darrin D. Wilson** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Julia Beth Hood** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 49 on the Plan of Nolen Heights, as of record in Book 332, Page 122, Register's Office for said County.

Said Lot No. 49 fronts 50 feet on the northerly side of McCall Street and runs back between parallel lines, with the westerly margin of Waller Avenue, 160 feet to an alley.

Being the same property conveyed to Darrin D. Wilson by Warranty Deed from Ray L. Jackson, Executor of the Estate of Dorothy I. Miller, deceased, dated June 16, 2004, recorded June 21, 2004, in Book 200406210073278, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of August, 2004.

GRANTOR:

Darrin D. Wilson

Darrin D. Wilson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Darrin D. Wilson** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27th day of August, 2004.

Notary Public

My Commission Expires: 11/26/06

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $126,800.00.

Affiant

SWORN TO and subscribed before me this 27th day of August, 2004.

NOTARY PUBLIC

My commission expires:

11/26/06

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED