PREPARED BY: DONOHO, TAYLOR & TAYLOR, ATTORNEYS
204 Court Street
Hartsville, Tennessee 37074

District ____ Map _____ Group _____ Control Map _____ Parcel _____
Map-Par. 41.16-11

GLENDA BROTHERS, EXECUTRIX OF THE ESTATE OF NELLIE J. WOODROOF
to
RICHARD OWEN HODGES

Mail Tax Notices to:
Richard Owen Hodges
1125 Westchester
Nashville, TN 37207

Davidson County DEEDWARR
Recvd: 09/30/04 10:13 3pgs
Fees:18.00 Taxes:330.69
20040930-0117732

WARRANTY DEED

For and in consideration of the sum of Eighty Nine Thousand Three Hundred Seventy Five ($89,375.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, GLENDA BROTHERS, EXECUTRIX OF THE ESTATE OF NELLIE J. WOODROOF, have bargained and sold, and by these presents do transfer and convey unto the said RICHARD OWEN HODGES, his heirs and assigns, a certain tract or parcel of land in the ___ District of Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 130, as shown on the map entitled Kemper Heights Subdivision, Section 1, of record in Plat Book 2331, page(s) 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 130 fronts 100 feet on the southeasterly side of Westchester Drive, and extends back 246.0 feet on the northeasterly line and 248.1 feet on the southwesterly side, to a dead line in the rear on which it measures 100.4 feet.

This is the same property conveyed to George H. Woodroof and wife, Nellie J. Woodroof, by Enoch S. Kelley and wife, Lora M. Kelley, by deed dated July 17, 1962, of record in Book 3405, page 13, Register's Office of Davidson County, Tennessee. The said George H. Woodroof pre-deceased Nellie J. Woodroof. The said Nellie J. Woodroof died testate October 1, 2003, and by her Will which is of record in Docket No. 04P-1108, Davidson County Probate Court Clerks Office, she devised this property to Nellie Leotta Simmons. The Will of Nellie J. Woodroof further authorizes her Executrix, Glenda Brothers, to sign all documents necessary to sell this property.

2004 taxes will be probated. 2005 and subsequent taxes will be the responsibility of the purchasers.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said RICHARD OWEN HODGES, his heirs and assigns, forever.

And I do covenant with the said conveyee that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unencumbered, EXCEPT for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said conveyee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 17 day of September, 2004.

GLENDA BROTHERS
EXECUTRIX OF THE ESTATE OF
NELLIE J. WOODROOF

STATE OF Tennessee
COUNTY OF Trousdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GLENDA BROTHERS, EXECUTRIX OF THE ESTATE OF NELLIE J. WOODROOF, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Hartsville, Tennessee, this 17 day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 9-28-2004

ANNE KEMP
NOTARY PUBLIC AT LARGE
TROUSDALE COUNTY, TN

STATE OF Tennessee
COUNTY OF Tipton

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $39375.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

K. Richard O. Hodges
AFFIANT

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

Anne Kemp
~~REGISTER~~ OR NOTARY PUBLIC

My Commission Expires: 9.28.2004

ANNE KEMP
NOTARY
PUBLIC
AT
LARGE
TROUSDALE COUNTY, TN