RETURN TO:
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $68,000.00.

Subscribed and sworn to before me, this 19th day of November, 2004.

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON

My Commission Expires: 9-24-05

Affiant

Notary Public

MY COMMISSION EXPIRES: September 24, 2005

Davidson County DEEDWARR
Recvd: 11/24/04 08:20 2pgs
Fees:13.00 Taxes:251.60

20041124-0140703

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Edward D. Hooten Margie Scott 703 Lischey Avenue Nashville, Tennessee 37207 MAP & PARCEL NO. 082-07-382.00	UNITED WHOLESALE MORTGAGE 555 South Adams Road Suite 200 Birmingham, MI 48009

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Majorie A. Grimm and Clara Olds, both unmarried,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Edward D. Hooten and Margie Scott, both unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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. 2, on the Plan of Arrington Heights, Section II, as of record in Book 3106, page 129, Register's Office for said County.

Said Lot No. 2 fronts 54 feet on the east side of North Fourth Street, and extends back 159.35 feet on the north line and 159.3 feet on the south line, to an alley in the rear on which it measures 54 feet.

Being the same property conveyed to Marjorie A. Grimm and Clara Olds by Chancery Deed from Decree divesting from the unknown heirs of Remakon Randolph Johnson, and filed of record on March 6, 1997, in Book 10454, page 307, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2004, WHICH

HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 3106, PAGE 129; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 3431, PAGE 347, BOOK 3368, PAGE 23; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 703 Lischey Avenue Nashville, Tennessee 37207

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES 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 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 19TH DAY OF NOVEMBER, 2004.

Majorie A. Grimm

Clara Olds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 2004, before me personally appeared Majorie A. Grimm and Clara Olds, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Notary Public

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WARRANTY DEED

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