THIS INSTRUMENT WAS PREPARED BY
RETURN TO:

H. Anthony Duncan, Esq.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30 day of November, 2004.

Notary Public
My Commission Expires: 1/4/06

Davidson County DEEDWARR
Recvd: 12/02/04 10:55 2pgs
Fees:13.00 Taxes:1063.75
20041202-0143543

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Michael Scott Hubbard
2006 Castleman Drive
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
131-06 19.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEULAH JOYCE JOHNSON, unmarried,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **MICHAEL SCOTT HUBBARD and wife, HEATHER JOY HUBBARD,** hereinafter referred to as Grantee(s), his/her/their heirs 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. 16 of Block 6 on the Map of Overton Hills, of record in Book 843, Page 66, Register's Office for said County.

SAID Lot No. 16 fronts 100 feet on the northerly side of Castleman Drive and runs back between parallel lines 255 feet to a dead line.

BEING the same property conveyed to JOYCE ANN DAVIS and SARA KATHLEEN MOSS, as tenants in common reserving a life estate in BEULAH JOYCE JOHNSON from BEULAH JOYCE JOHNSON, JOYCE ANN DAVIS and SARA KATHLEEN MOSS of record in Book 875, Page 456, Register's Office for Davidson County, Tennessee and subsequently corrected by Instrument of Correction from BEULAH JOYCE JOHNSON, JOYCE ANN DAVIS and SARA KATHLEEN MOSS conveying entire fee simple estate to BEULAH JOYCE JOHNSON of record as Instrument No. 20020619-0073966, said Register's Office.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **2006Castleman Drive, Nashville, TN 37215.**

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** 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, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 30 day of November, 2004.

Beulah Joyce Johnson by
Sara Kathleen Moss, her
Attorney-in-Fact

*BEULAH JOYCE JOHNSON by
SARA KATHLEEN MOSS, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **SARA KATHLEEN MOSS**, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the attorney-in-fact of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker.

Witness my hand this 30 day of November, 2004.

Notary Public H. Anthony Duncan

My Commission Expires: 1/4/06

*The power of attorney was recorded previously and is of record at Instrument No. 20041130-0142452, said Register's Office.

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY