Davidson County DEEDWARR
Recvd: 12/02/04 15:13 3pgs
Fees:18.00 Taxes:723.35

20041202-0143938

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 195,500.00.

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2004.

NOTARY PUBLIC AT LARGE
Sharon H. Gibbs
My Commission Expires September 22, 2007
STATE OF TENNESSEE

Notary Public

My commission expires: September 22, 2007

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Larry and Elizabeth Woods 904 Bresslyn Road Nashville, TN 37205	Same	102-15 / 2

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, KEVIN RUPERT, EXECUTOR OF THE ESTATE OF NINA RUPERT FORD ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto LARRY WOODS and wife, ELIZABETH WOODS ("GRANTEES"), their successors, heirs, and assigns, certain real estate in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 904 Bresslyn Road, Nashville, Tennessee 37205.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit A, attached hereto and incorporated herein by reference

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEES, their successors, heirs, and assigns, forever. GRANTOR covenants with the said GRANTEES that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds himself, his heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEES, their successors, heirs, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of November, 2004.

Kevin G. Rupert - Executor

Kevin ~~Rupert~~, Executor of the Estate of
Nina Rupert Ford

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ SAN DIEGO

Personally appeared before me, Brandon Loder, a Notary Public in and for said County and State, the within-named KEVIN RUPERT, EXECUTOR OF THE ESTATE OF NINA RUPERT FORD, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained by signing in his capacity as Executor of the Estate of Nina Rupert Ford.

WITNESS my hand and seal, at office in ~~Nashville, Tennessee~~ San Diego California, this the 29th day of November, 2004.

Notary Public
My Commission ~~Expires~~: August 23rd 2008

BRANDON LODER
COMM. #1509385
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires August 23, 2008

BCT 6 BCT 6

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11-29-04
KJR

PROPERTY DESCRIPTION
904 Bresslyn Road, Nashville, TN 37205

LAND in Davidson County, Tennessee, being Lot No. 289, on the Plan of Brook Meade, Section 8, as shown on plat of record in Plat Book 2900, page 134, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Robert S. Ford and wife, Nina Ford, by deed of record in Book 4165, page 965, Register's Office for Davidson County, Tennessee. Both Robert S. Ford and Nina Ford having since died. Property is now vested in the Heirs of Nina Rupert Ford, being one and the same person as Nina Ford. Kevin Rupert was named Executor of the estate of Nina Rupert Ford pursuant to her will which was admitted to probate on September 13, 2004, Docket No. 04P-1346, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Kevin Rupert and Kevin James Rupert are one and the same person.

EXCEPTIONS TO TITLE:

1. All matters shown on Plat recorded in Book 2900, page 134, Register's Office for Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 5154, page 986, said Register's Office.

EXHIBIT A