This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 114-00-0
PARCEL: 110.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
John W. Hite, III and wife, Donna Hite
103 Colt Court
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 12/16/04 13:33 2pgs
Fees:13.00 Taxes:497.65
20041216-0149742

WARRANTY DEED

THIS INDENTURE, made this 10th day of December, 2004 between

Marion J. Williams and wife, Nellie J. Williams

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

John W. Hite, III and wife, Donna H. Hite

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in the 35th District of the Metropolitan Government of Nashville and Davidson County, Tennessee, formerly the 8th Civil District of Davidson County, Tennessee and more particularly described according to a survey by James A. Hamilton, Jr., Surveyor, dated December 13, 1947 as surveyed for Mr. Robert Fred Heer, said survey not of record and described as follows:

Beginning at a steel bar on the South side of U.S. Highway 70 N, also known as Charlotte Pike as relocated, said bar being in the center of the Old Sawyer Brown Road, now abandoned; thence South 6 deg. 0 deg. East 351.2 feet, more or less (as per deed and S 03 deg. 12' 41" E. 353.46 feet as per lot survey by Phillip E. Holmes, Jr. dated 10/15/98), to a railroad stake which marks the Southeast corner of the J. J. Heer tract; thence North 87 deg. 55' 24" West 92.53 feet, as per deed, (and N. 84 deg. 15' 17" W. 91.80 feet as per said lot survey by Phillip E. Holmes, Jr.) to a stake marking the Southeasterly corner of the Robert Fred Heer tract; thence North 11 deg. 30 min. West 249 feet as per deed (and S. 08 deg. 34' 29" E. 247.73 feet as per said survey) to a point on the Southern margin of U.S. Highway 70 N; thence North 45 deg. 53' East along said Southern margin of said Highway, 146.7 feet to the point of beginning, more or less.

This being the same property conveyed to Marion J. Williams and wife, Nellie J. Williams by Warranty Deed dated 11/30/2000 from Arthur Louis Martin and wife, Linda Gayle Martin of record in Instrument Number 20001205-0119708 Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2004 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Marion J. Williams

Nellie J. Williams

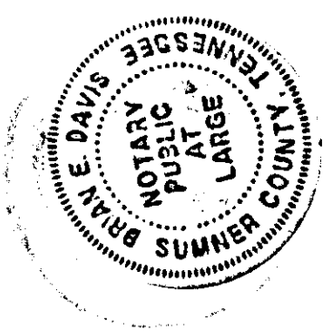
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marion J. Williams and wife, Nellie J. Williams the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10TH day of December,2004

Notary

My Commission Expires: 12/31/2006



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $134,500.00.

Affiant

Sworn to and subscribed before me, this 10TH day of December, 2004

Notary Public

My Commission Expires: 12/31/2006

