PREPARED BY (AND RETURN TO):

Please Record and Return To:
Highland Title, LLC
394 West Main, B-14
Hendersonville, TN 37075

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(gj) Title No: 46047
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/20/04 15:07 2pgs
Fees:13.00 Taxes:1510.71
20041220-0151202

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James William Hofstetter Jr. Patty Lynn Hofstetter 5005 Brentview Court Nashville, Tennessee 37220	New Owner

TAX MAP-PARCEL NUMBERS: 146-10-0-010.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$408,300.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Diane E. Gerber, unmarried (also known as Diane Eigsti Gerber)**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James William Hofstetter Jr. and spouse, Patty Lynn Hofstetter** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Fieldcrest Estates, of record in Book 2331, page 124, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 156.83 feet on the southerly margin of Brentview Court and extends back 296.2 feet on the southeasterly line and 291.5 feet on the northwesterly lien to a broken line in the rear, measuring 178.0 feet thereon.

Being the same property conveyed to John E. Gerber and wife, Diane E. Gerber by deed from John R. Alderson and wife, Charlotte A. Alderson of record in Book 10835, page 790, Register's Office for Davidson County, Tennessee. The said John E. Gerber has since died. Diane E. Gerber is also known as Diane Eigsti Gerber.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 124, said Register's Office, which Plan shows a 75 foot minimum building setback line from Brentview Court and a 10 foot easement for public utility purposes along the rear line(s) of said lot and a 2.5 x 20 foot utility anchor easement located on the northeasterly front corner of said lot, Restrictions of record in Book 2542, page 219, said Register's Office.

This is improved property, known as: 5005 Brentview Court, Nashville, Tennessee 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of December, 2004 .

12/7/04

Diane E. Gerber

State of TENNESSEE
County of WILLIAMSON

On this 7th day of December, 2004 , before me the undersigned authority, personally appeared **Diane E. Gerber**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 24, 2008

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $408,300.00

Affiant

Sworn and subscribed before me this 7th day of December, 2004

My Commission Expires: 12/27/2004

Notary Public

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY, TENN.