This space for Register's Office:

Davidson County DEEDWARR
Recvd: 02/18/05 13:53 2 pgs
Fees:13.00 Taxes:3422.50
20050218-0018623

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle #251
Brentwood, TN 37027

ADDRESS NEW OWNER:
Wentworth Caldwell
141 Alton Road
Nashville, TN 37205

SEND TAX BILLS TO:
New Owner

Map # 131-2-12

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Phillips-Robinson Company, a Tennessee Corporation,** hereinafter called the **Grantor**, does hereby convey unto **Wentworth Caldwell, a Single woman** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 8 of Block "B" on the Plan of part of Hillsboro-Hobbs Road Subdivision of Block "B" and part of Block "A" as of record in Book 1130, Page 80, Register's Office for Davidson County, Tennessee, described according to a survey made by Barge, Waggoner, Sumner and Cannon, dated August 21, 1972, as follows:

Beginning at a point in the westerly margin of Hillsboro Circle at the southeasterly corner of the Francis L. Fly property of record in Book 3838, Page 454, said Register's Office; thence with Fly's southerly line, north 82 degrees 00 minutes West 149.5 feet to the Southwest corner of the Fly property; thence South 10 degrees 00 minutes West 50.0 feet to the Northwest corner of the Fins R. Sharp property of record in Book 3884, Page 726, said Register's Office; thence with Sharp's Northerly line, south 82 degrees 00 minutes East 149.5 feet to the Westerly margin of Hillsboro Circle; thence with the westerly margin of said Circle, 50.0 feet to the point of beginning.

Included in the above description but expressly excluded therefrom is the following property conveyed to the Metropolitan government of Nashville and Davidson County, Tennessee by deed from John Hill and wife, Ruth S. Hill, of record in Book 4575, Page 828, said Register's Office and described as follows:

Being part of Lot No. 8 of Block "B" on the plan of part of Hillsboro-Hobbs Road Subdivision of Block "B" and part of Block "A" as of record in Book 1130, Page 80, said Register's Office.

Said part of Lot No. 8 fronts 50 feet on the present westerly side of Hillsboro Place or Circle and runs back between parallel lines 5 feet to points on the new relocated westerly margin of Hillsboro Circle on which it measures 50 feet thereon and containing 250 square feet.

Being the same property conveyed to Phillips-Robinson Company, a Tennessee corporation on July 18, 2001 by Warranty Deed of record in Instrument No. 20010719-0076608, said Register's Office.

Taxes for 2005, a lien but not yet due and payable shall be prorated between the Grantor and Grantee. Grantee assumes all responsibility for payment of said taxes.

This is improved property known as 4103 Hillsboro Circle, 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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized 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 CONVENANTS 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.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of February, 2005.

Maude Robinson Hopkins
Secretary-Treasurer

MARY S. BARCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Maude Robinson Hopkins with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be Secretary-Treasurer, the within named bargainor, a corporation and that she as such Secretary-Treasurer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Secretary-Treasurer.

SUBSCRIBED AND SWORN TO BEFORE ME this 18th day of February, 2005.

Mary S. Barcomb
Notary Public in and for the
State of Tennessee

My Commission Expires: February 24, 2009

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $925,000.00.

Affiant

Sworn and subscribed before me on 2/18/05.

Notary Public

AMY NAPIER-ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: ~~6/22/2008.~~ 5/24/08