This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:
SIDWELL AND BARRETT PC
121 1ST AVE. SOUTH, STE 200
FRANKLIN, TN 37064
(615) 790-9959

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE

COUNTY OF

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 73,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Barbara L. Hoffman

Affiant

Subscribed and sworn to before me this the 28th day of **FEBRUARY, 2005.**

Notary Public

NOTARY PUBLIC
Commission Expiration:

W. WILLIAM DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
JOSHUA M. GUNNELS AND WIFE, ANNE N. GUNNLLS	7116 Bay Cove Trail Nashville, TN 37221	**RT. 1, HESTER BEASLEY RD. NASHVILLE, TN 37221**
Davidson County DEEDWARR Recvd: 03/02/05 15:53 3 pgs Fees:18.00 Taxes:270.10 20050302-0023183		**PROPERTY ADDRESS:** **RT. 1, HESTER BEASLEY RD. NASHVILLE, TN 37221**

MAP PARCEL NUMBER
169-023.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **BARBARA L. HOFFMAN** ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **JOSHUA M. GUNNELS AND WIFE, ANNE N. GUNNELS** (Collectively "Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

LAND IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, PORTION DESCRIBED TO A SURVEY MADE BY GEO. W. WATKINS, SURVEYOR, DECEMBER 6, 1957 AS FOLLOWS:

BEGINNING, IN THE CENTER OF HESTER BEASLEY ROAD; THENCE FROM CENTER OF SAID ROAD, BEING THE SOUTHWEST CORNER OF THE CARTER HEIRS' PROPERTY; THENCE WITH CARTER HEIRS' LINE NORTH 7 DEG. 30 MIN. EAST 542 FEET TO THE SOUTHEAST CORNER OF FRED KING PROPERTY; THENCE WITH SAID KING'S SOUTHERN BOUNDARY LINE NORTH 88 DEG. 30 MIN. WEST 380 FEET TO A POST, SOUTH 83 DEG. WEST 121 FEET TO A POST, SOUTH 87 DEG. 30 MIN. WEST 410 FEET TO THE CENTER OF A RIDGE ROAD AND SOUTH 85 DEG. WEST 362 FEET TO A POST; THENCE SOUTH 8 DEG. WEST 321 FEET; THENCE SOUTH 2 DEG. WEST 360 FEET TO A POST; SOURWOOD STUMP; THENCE DUE EAST 142 FEET TO ZEB BAIRD'S NORTHWEST CORNER; THENCE WITH SAID BAIRD'S NORTHERN BOUNDARY LINE NORTH 89 DEG.

ROAD BEING THE NORTHERN BOUNDARY LINE OF THE PROPERTY CONVEYED TO ZEB BAIRD BY DEED FROM MARGARET MAYS, AS OF RECORD IN BOOK 2489, PAGE 535, REGISTER'S OFFICE FOR SAID COUNTY, THENCE WITH CENTER OF HESTER BEASLEY ROAD TO THE SOUTHWEST CORNER OF THE CARTER HEIRS' PROPERTY THE POINT OF BEGINNING. CONTAINING 20 ACRES, BEING THE SAME MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

A TRACT OF LAND IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACORDING TO A SURVEY MADE BY ERNEST MEDLIN, SEPT. 20, 1969 AS FOLLOWS:

BEGINNING IN THE CENTER OF HESTER BEASLEY ROAD; THENCE FROM THE CENTER OF SAID ROAD, BEING THE SOUTHWEST CORNER OF THE HARALD NIELSON PROPERTY; THENCE WITH THE NIELSON LINE NORTH 41 DEG. 08 MIN. WEST 268.35 FEET TO AN IRON PIN; THENCE NORTH 0 DEG. 30 MIN. WEST 110.0 FEET TO AN IRON PIN; THENCE SOUTH 89 DEG. 30 MIN. WEST 935.9 FEET TO A POINT; THENCE SOUTH 8 DEG. 00 MIN. WEST 67.16 FEET TO A POINT; THENCE SOUTH 2 DEG. 00 MIN. EAST 360.0 FEET TO A POINT; THENCE NORTH 90 DEG. 00 MIN. EAST 142.0 FEET TO BAIRD'S NORTHWEST CORNER; THENCE NORTH 89 DEG. 30 MIN. EAST 882.0 FEET TO THE CENTER OF HESTER BEASLEY ROAD; THENCE NORTH 44 DEG. 10 MIN. EAST 139.77 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 10.05 ACRES.

THIS BEING THE SAME PROPERTY CONVEYED TO LOREN H. HOFFMAN AND WIFE, BARBARA L. HOFFMAN BY DEED OF MARGARET FRANCES NIELSON DATED MAY 29, 1996 AND RECORDED MAY 31, 1996 IN BOOK 10068, PAGE 995, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID LOREN H. HOFFMAN HAVING SINCE DIED, 4/27/99 AND PROPERTY IS NOW VESTED SOLEY IN BARBARA L. HOFFMAN AS SURVIVING TENANT BY THE ENTIRETY.

This property is known as RT. 1, HESTER BEASLEY ROAD, NASHVILLE, TN 37221

This property is subject to all and encumbrances, easements, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 28th day of FEBRUARY, 2005.

Barbara L. Hoffman

BARBARA L. HOFFMAN

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA L. HOFFMAN** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th **day of FEBRUARY, 2005.**

Notary Public

My Commission Expires:



My Commission Expires JAN. 20, 2009