THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5409 Maryland Way, Ste. 120
Brentwood, TN 37027

Davidson County DEEDWARR
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20050329-0033434

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE 1-26-08 DAVIDSON COUNTY TENN MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-26-08

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Holt Sudbury	New Owner	MAP 116-16
3900 Hobbs Road		PARCEL 154
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **The Estate of Jo Anne Hofstetter**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather Holt Sudbury**,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B of Lot No. 14A, Zone Lot Division, Lot 14-A, Resubdivision of Evergreen Heights Lot 4 of part 2, Lots 14 & 15 of Part 1, of record in Book 4595, page 83 as amended in Book 6900, page 365, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jo Anne H. Hofstetter, an unmarried person by deed from Lynn Berry Gregory, an unmarried person and M. Elizabeth Berry, an unmarried person, of record in Book 9174, page 752, Register's Office for Davidson County, Tennessee. The said Jo Anne H. Hofstetter having since died on 4/14/04, leaving a Will of record in Will Book 5625, page 1499384, Docket No. 04P-746, Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **3900 Hobbs Road, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness MY hand( ) this the 25th day of March, 2005.

The Estate of Jo Anne Hofstetter

BY: Kelly Anne Parker, Executrix
Kelly Anne Parker, Executrix

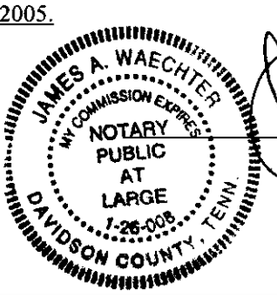
Kelly Anne Parker
Kelly Anne Parker, Individually

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelly Anne Parker**, with whom I am personally acquainted, and who acknowledged that s he executed the within instrument for the purposes therein contained, and who further acknowledged that s he is the **Executrix** of the maker, **The Estate of Jo Anne Hofstetter**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal this the 25th day of March, 2005.

My Commission expires 1-26-09



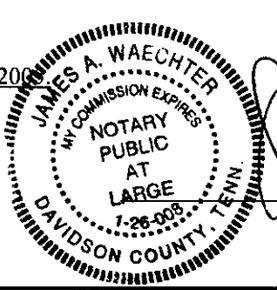
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelly Anne Parker** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of March, 2005.

My Commission expires 1-26-09



Notary Public