Davidson County DEEDWARR
Recvd: 08/25/05 14:19 2 pgs
Fees:13.00 Taxes:483.78
20050825-0101844

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
George R. Wauford
4015 Old Hickory Blvd.
Old Hickory, TN 37138

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 74-8
PARCEL 254.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Creager Joint Revocable Living Trust Agreement U/A/D Dec.2, 1994 hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto George R. Wauford, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 1012, on the Plan of Hermitage Hills Subdivision, Section 10, of record in Plat Book 3700, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to J. R.Creager, Jr., and wife, Fannie Bea Creager, Trustees U/A/D Dec.2, 1994, (both now deceased) by deed from John R. Creager, Jr., Individually, of record in Book 9539, Page 664, Register's Office for Davidson County, Tennessee. Jim Hodge aka James Hodge was appointed Successor Trustee on February 19, 2004, of the Creager Joint Revocable Living Trust Agreement U/A/D, Dec. 2, 1994.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Plat Book 3600, Page 50, said Register's Office.

Taxes for 2005 have been pro-rated and assumed by grantee.

This is improved property known as 7013 Bonnalake Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George R. Wauford, unmarried, his heirs and assigns, forever; and I, Jim Hodge, Successor Trustee, Creager Joint Revocable Living Trust Agreement U/A/D Dec.2, 1994, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind the said trust, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular 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 23rd day of August, 2005.

Creager Joint Revocable Living Trust Agreement U/A/D Dec.2, 1994

Jim Hodge, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Jim Hodge with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Successor Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 23rd day of August, 2005.

Notary Public

My Commission expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 130,750.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of August, 2005.

NOTARY PUBLIC
My Commission Expires: 3/22/2008