This space for Register's Office:

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

Davidson County DEEDWARR
Recvd: 10/03/05 15:22 2 pgs
Fees:13.00 Taxes:325.60
20051003-0118718

ADDRESS NEW OWNER:
Derek Hoke
1025 Delmes Ave
Nashville, TN 37216

SEND TAX BILLS TO:

New Owner

Map # 072-10-0-99.00

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, Stephanie Rust hereinafter called the **Grantors**, do hereby convey unto Derek Hoke unmarried 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 the easterly 44 feet of Lot No. 5 on the map of East Hill Addition, as of record in Book 332 Page 33, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 44 feet on the northerly side of Delmas Avenue and runs back between parallel lines 191 feet to a dead line.

Being the same property conveyed to Stephanie Rust on September 15, 2004 by Warranty Deed of record in Instrument 20040916-0111827 said Register's.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This is improved property known as 1025 Demas Ave Nashville, TN 37216

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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 We 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, We have hereunto set our hands and seals this 29 day of September, 2005.

Stephanie Rust by Marilyn Elrod AIF
Stephanie Rust

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Stephanie Rust known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 26 day of September 2005.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6/22/08

KIMBERLY H. HARCROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

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 $88,000.00.

Christie Perry
Affiant

Sworn and subscribed before me on 9/29/2005.

Notary Public

My Commission Expires: 6/22/2008.

KIMBERLY H. HARCROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN