31B
GSEM

This document prepared by:	
Name:	**CONSUMER TRUST TITLE & ESCROW**
Address:	**219 WARD CIRCLE**
Address 2:	**STE. 5**
City, State, Zip:	**BRENTWOOD, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 02/03/06 16:21 3 pg:
Fees:18.00 Taxes:1110.00

20060203-0014084

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JOHN T. HOOTS, MARRIED**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 236 ON THE PLAN OF WEST MEADE FARMS, INC., SECTION H, OF RECORD IN BOOK 2133, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID LOT NO. 236 FRONTS 130 FEET ON THE EASTERLY SIDE OF VOSSWOOD DRIVE, AND RUNS BACK 335.5 FEET ON THE NORTHERLY LINE AND 335.6 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE IN THE REAR, MEASURING 130 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED TO GEO. W. FRANKLIN AND WIFE, JUSTINA B. FRANKLIN BY WARRANTY DEED OF S. EWING CARNEY AND WIFE, MARY B. CARNEY DATED MARCH 10, 1961 AND RECORDED MARCH 13, 1961 IN BOOK 3184, PAGE 634, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID GEO. W. FRANKLIN HAVING SINCE DIED NOVEMBER 27, 1999. THE SAID JUSTINA B. FRANKLIN HAVING SINCE DIED MAY 18, 2005. HELEN KAY GOWER WAS APPOINTED EXECUTRIX BY LETTERS OF TESTAMENTARY DATED JUNE 22, 2005.

PROPERTY NOW VESTED IN JOHN T. HOOTS, MARRIED BY WARRANTY DEED OF HELEN KAY GOWER, EXECUTRIX OF THE ESTATE OF JUSTINA B. FRANKLIN, DATED 29TH DAY OF DECEMBER, 2005 AND RECORDED JANUARY 12, 2006 IN INSTRUMENT #20060112-0004691, SAID REGISTER'S OFFICE.

Map Parcel Number: 115-8-60

This property is known as: 738 VOSSWOOD DRIVE, NASHVILLE, TN 37205

Subject to all matters shown on the Plat of record in Book 2133, Page 17, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 3rd day of February, 2006.

Grantor
John T. Hoots

***The herein described property was conveyed to Grantee for investment purposes only, therefore no marital interest applies.**

STATE OF Tennessee

COUNTY OF ~~Williamson~~ Davidson

On this 3rd day of February, 2006 before me personally appeared John T. Hoots to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

Notary Public

Printed Name: Wesley D. Turner

Commission Expires: _____

Grantor(s) Name, Address, phone:
John T. Hoots
6209 Vosswood Drive
Nashville, TN 37205

Grantee(s) Name, Address, phone:
HR Properties of Tennessee
A Tennessee General Partnership
4219 Hillsboro Pike, Ste. 332
Nashville, TN 37215
SEND TAX STATEMENTS TO :
NEW OWNER/GRANTEE

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$300,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 3 day of February, 2006.

Galen Scott Haley
Affiant

Galen Scott Haley
Type or Print Name

(Seal)

Notary Public

My commission expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

Wesley D. Turner
Type or Print Name