[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
George D. Hoskins and wife Judith H. Hoskins	New Owner	Map/Parcel -
2605 Batavia Street	213 Chamberlain St	92-6-470.00
Nashville, TN 37208	Nashville, TN 37209	06-11-12886 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Chester Hendrix, Jr., a single person** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **George D. Hoskins and wife, Judith H. Hoskins** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Davidson County DEEDWARR
Recvd: 02/23/07 11:25 3 pgs
Fees:18.00 Taxes:129.50
20070223-0022789

See Exhibit A attached

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. All matters as shown on plat of Faulconer and Ashcraft record in Plat Book 57, page 121, said Register's Office.
2. 2007 property taxes which have been prorated, the payment of which is assumed by Grantees.

This is improved property commonly known as 2605 Batavia Street, Nashville, TN 37208

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $35,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of February, 2007

My Commission Expires 03/21/2009

My Commission Expires: _____

Notary Public

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

12886

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of February, 2007.

Chester Hendrix, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, **Chester Hendrix, Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2007.

Notary Public

My commission expires: My Commission Expires 03/21/2009

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County

Schedule A

Issuing Office File No.: **07-02-12886**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 70 ON THE PLAN OF FAULCONER AND ASHCRAFTS SUBDIVISION OF LOTS NOS. 18 AND 19 OF THE BOYD MCNAIRY TRACT, AS OF RECORD IN BOOK 57, PAGE 121, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 70 FRONTS 36 FEET ON THE SOUTHERLY SIDE OF BATAVIA, FORMERLY PROSPECT STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 106 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CHESTER HENDRIX, JR. BY QUITCLAIM DEED FROM PEGGY JANE HENDRIX, RECORDED ON THE 12TH DAY OF MARCH, 2001 IN INSTRUMENT NO. 20010312-0023266, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.