PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 07/26/07 08:25 2 pgs
Fees:13.00 Taxes:1302.40
20070726-0088580

W & I Ref:(dm) Title No: 48794
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
D, F & J, Inc. 20 Music Circle East Nashville, TN 37203	same

TAX MAP-PARCEL NUMBERS: 131-10-5900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$352,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alfred Kerr, Executor**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **D. F & J, Inc.** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 24 on the Map of B. N. Stammer's Subdivision, as of record in Book 1424, Page 23, Register's Office for said County.

Said Lot No. 24 fronts 100 feet on the southerly side of Hobbs Road and runs back 239.35 feet on the westerly line and 239.38 feet on the easterly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Ira Hunter Woods and wife, Merrydale S. Woods by deed from Frank H. Hosse and wife, Helen B. Hosse of record in Book 1972, Page 486, Register's Office for Davidson County, Tennessee. The said Ira Hunter Woods has since died. Thereby leaving Merrydale S. Woods as surviving tenant. Merrydale S. Woods subsequently died unmarried and testate. By will, probated and of record in file No. 07P-814 Probate Court Clerks Office for Davidson County, Tennessee, the said Merrydale S. Woods named Alfred Kerr executor with full power to convey subject property and with express direction to do so at his discretion. Letters Testamentary were issued to Alfred Kerr dated 5/21/07.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424 Page 23, said Register's Office, which Plan shows a 60 foot minimum building setback line from Hobbs road and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 2219 Hobbs Road, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 COVENANTS 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.

WITNESS THE EXECUTION HEREOF this 25th day of July, 2007.

Alfred Kerr, Executor

State of TENNESSEE
County of DAVIDSON

On this 25th day of July, 2007, before me the undersigned authority, personally appeared Alfred Kerr, Executor , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

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 $352,000.00

Affiant

Sworn and subscribed before me this the 25th day of July, 2007

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011