THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 07/17/08 13:42 2 pgs
Fees:13.00 Taxes:2183.00
20080717-0073502

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 590,000.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Donna Stewart | New Owner | MAP 117-050 |
| 3503 Ruland Place | | PARCEL 136.00 |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **The Hoover Revocable Living Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donna Stewart**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 15, 16 17, 18 and 19 on the Revised Plan of The Life & Casualty Insurance Co.'s subdivision of Woodmont Acres of record in Plat Book 843, page 102, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles Marcus Hoover and Jean Martin Hoover by deed from Virginia K. Johnson of record in Book 2798, page 79, Registers office for Davidson County, Tennessee,, dated July 24, 1958.

Being further conveyed to Roy A. Miles, Jr., Trustee, by deed from Charles Marcus Hoover and Jean Martin Hoover and then further conveyed to Jean Martin Hoover by Roy A. Miles, Trustee of record in Book 8517, page 46, Registers office for Davidson County, Tennessee, dated December 27, 1991.

Being further conveyed to The Hoover Revocable Living Trust, dated January 25, 2000, Jean Martin Hoover, Trustee by deed from Jean Martin Hoover of record in Instrument No. 20010126-0007867, Registers office for Davidson County, Tennessee, dated January 25, 2001. The said Jean Martin Hoover having since died on April 14, 2008. Pursuant to said Trust Agreement, Glenda G. Grigsby and James D. Martin, Jr. are to serve as Successor Trustees in the event of the death of Jean Martin Hoover. Further, the Trust Agreement directs the Trustees to sell the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3503 Ruland Place, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ___ hand( ) this the 15th day of July, 2008.

The Hoover Revocable Living Trust

Glenda G. Grigsby, Trustee
Glenda G. Grigsby, Trustee

James D. Martin, Jr., Trustee
James D. Martin, Jr., Trustee

STATE OF Virginia
COUNTY OF Prince William

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Glenda G. Grigsby** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of **The Hoover Revocable Living Trust** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Glenda G. Grigsby,** as such **Trustee.**

Witness my hand and seal this the 12th day of July, 2008.

My Commission expires Feb 29, 2012

Jose Corrales
Notary Public

JOSE CARLOS CORRALES
Notary Public
Commonwealth of Virginia
7163329
My Commission Expires Feb 29, 2012

STATE OF Florida
COUNTY OF Leon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared James D. Martin, Jr. with whom I am personally acquainted and who upon his oath acknowledged himself to be the Trustee of the The Hoover Revocable Living Trust the within named bargainor and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said James D. Martin, Jr., as such Trustee.

Witness my hand and official seal this the 14th day of July, 2008.

My Commission expires 9/30/08

Cynthia Barineau
Notary Public

Cynthia Barineau
Commission # DD359215
Expires September 30, 2008
Bonded Thru Falin - Insurance, Inc. 800-385-7019